

YONKERS

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ONKERS ILLUSTRATED

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DEPARTMENT OF PUBLICITY
OF THE
YONKERS BOARD OF TRADE

GEORGE RAYNER, JR., MANAGER.

The Yonkers Board of Trade.

The Yonkers Board of Trade was organized in 1893, with William F. Cochran as its first President. He was succeeded in 1895 by Edwin K. Martin, who has retained the Presidency since that time. The other officers are: Philip Verplanck, First Vice-President; John Bellows, Second Vice-President; William H. Doly, Treasurer, and George Rayner, Secretary. The objects of the Board are to direct attention to the attractive features of the city as a place of residence, and its unequalled advantages for manufactures. At the Board meetings opportunities are offered to discuss questions of public import, to oppose all ill-considered public improvements, and to further the best interests of the city.

The Board Room is centrally located in the Copcutt Building, No. 15 Warburton Avenue, where the Secretary, George Rayner, is in attendance daily from 9 A. M. to 5 P. M. Visitors are always welcome, and correspondence from home-seekers or manufacturers will receive prompt attention.

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YONKERS REAL ESTATE AGENCIES.

Bellows & Warren, 20 Getty Square.

O. Borden Waring, 14 Getty Square.

William H. Richardson, opposite N. Y. Central Depot.

James S. Fitch, opposite N. Y. Central Depot.

Jenkins & Simpson, 3 Palisade Avenue.

Theodore R. Heinrichs Radford Building, Getty Square.

Albert K. Shipman, 51 Warburton Avenue.

Thomson & Johnson, 69 North Broadway.

Gaul & Bell, 32 North Broadway.

Garrison & Bechet, 55½ Warburton Avenue.

Whelan & Co., 34 North Broadway.

Kipp & Constable, 7 Wells Avenue.

Joseph W. Weller, 2 Highland Avenue.

C. H. P. Rich, 87 Main Street.

J. Frank Curran, 5 Dock Street.

John B. Hall, 4 Sunnyside Drive, Ludlow Park.

Walter B. Dixon, Yonkers Avenue, near N. Y. and Harlem R. R. Station.

PARK HILL.

American Real Estate Co., T. R. Varick, Agent, Elevator Building, Park Hill.

LUDLOW PARK.

Michael Day, Agent for the Ludlow Estate, 2 Sunnyside Drive.

VALLEY FARMS.

John R. Ayer, Agent, Dunwoodie Station, N. Y. & Putnam Railway.

HARRIMAN.

Harriman & Hawley, 30 Odell Avenue, Harriman.

LOWERRE.

Frederick A. Smith, opposite Lowerre Station.

George H. Lowerre, Jr., opposite Lowerre Station.

Charles Merritt, 29 Lawrence Street.

Whelan & Co., 500 South Broadway.

YONKERS

The city of Yonkers is situated on the Hudson River, on which it has a frontage of four and one third miles. It adjoins New York city, and is bounded on the east by the city of Mount Vernon and the Bronx River, and on the north by the town of Greenburg. The area of the city is seventeen and one half square miles. Manor Hall, Yonkers, is seventeen miles distant from the City Hall, in New York.

Yonkers has many natural advantages, which render it preeminent as a "city of homes." The range of hills which parallel the Hudson are from three hundred to four hundred feet above tide water, and are covered with elegant residences, surrounded by spacious grounds, the homes of many who are foremost in the commercial life of the metropolis, and others who have achieved distinction in literature, art, and law.

The residential avenues are laid out one above the other, and command unobstructed views of the Hudson and the Palisades. From the higher elevations the views extend southerly to Staten Island, northerly to Tappan Zee, and easterly to Long Island Sound.

It is the most beautiful city adjacent to New York. It has all the requirements of a well-conducted city, with good and well-kept streets and sewers; macadamized highways, well-lighted and policed; an ample supply of pure water; good fire protection, and unsurpassed schools. These, together with her clubs, societies, markets, and stores, help to make life in Yonkers both agreeable and safe.

Westchester County is the fifth in population in the State of New York, and Yonkers is first both in population and wealth in the county.

The ambition of the American to own his own home is an admirable trait, and the object once achieved makes him a better citizen. It is to be hoped the day is close at hand when this may be more fully attained; and where, it may well be asked, is a more desirable place to reside in than Yonkers?

The city administration during recent years has been unusually progressive along advanced but safe lines, and the policy which has proved popular and beneficent will continue to be demanded by the people in the future.

It is a modern city, practically without antiquities or prejudices, self-made, with phenomenal growth due to her genius and enterprise, demonstrating what may be accomplished in a municipality where progress and advancement are the watchwords of its citizens.

Population and Growth

According to the last United States census, Yonkers had in June, 1900, a population of 47,931, which is an increase of 49.6 per cent. during the previous ten years. The city is now growing at the rate of about 2,000 a year. Its location, adjoining, as it does, the great metropolitan city of New York, insures its continual increase in population and in wealth.

The following is a statement of the assessed valuation of real and personal property for the past five years:

1897.....	\$29,880,180
1898.....	33,867,854
1899.....	35,439,320
1900.....	36,603,455
1901.....	38,129,215

The increase has been steady and constant, and free from startling booms liable to sudden collapse. It shows a healthy and satisfactory growth, and every indication points to its continuance.

Bonded Debt and City Property and Credit

The net bonded debt December 1, 1901, was \$3,928,400.07. The city owns waterworks, public buildings, parks, and docks to the value of \$3,054,858, or \$26,457.93 more than the net bonded debt. The city's credit is first class, its $3\frac{1}{2}$ per cent. bonds selling at a premium.

Attractiveness for Home Seekers or Capitalists

Yonkers is a most attractive city for thrifty home seekers who want to locate in a thriving and prosperous suburb of New York, where their property is likely to increase in value, where their families may be surrounded by every safeguard for health and every advantage for their education, and where they may enjoy the delights of suburban life, together with the advantages of a city. The opportunity for the capitalist seeking investment presents itself in many directions, as property, either improved or undeveloped, awaits the shrewd and energetic operator. Each of the many suburbs of this city possesses their individuality, appealing to people seeking homes or investments in property, with a range of prices to meet any need. Here may be found the palatial residence in spacious grounds, and the comfortable cottage for the man of modest means; and lots, plots, and acres are to be obtained for development as desired at reasonable cost and fair terms.

The City's Healthfulness—Decreased Death Rate

The Board of Health is alive to the best interests of the city; its work is most effectual, and the healthfulness of the city is made the subject of careful study.

The general result of all the care and attention given to the sanitary requirements of the city is shown by the remarkably low death rate for the year 1901, which was 15.61 per thousand of population. In 1892 the death rate was 21.10 per thousand, and the difference is the best justification possible for the advanced work undertaken by the city during recent years, which will be continued as rapidly as prudence and sound finance will permit.

Railroad Facilities

The railroad facilities between New York and Yonkers are unsurpassed, three lines of steam railroads passing through the city. The New York Central & Hudson River Railroad, along the Hudson River front, has four stations; the New York & Harlem Railroad, on the easterly side of the city, has five stations; and the New York & Putnam Railroad, starting at 155th Street, and running centrally

through the city, together with its Getty Square branch, has ten stations, making a total of nineteen. The time from Yonkers to the Grand Central Station by the Central-Hudson is but twenty-five minutes; and from Getty Square to Rector Street, via the New York & Putnam Railroad and Manhattan Railway express service, fifty-five minutes, which time will be materially reduced upon completion of the electrical equipment of the Elevated Railways, now so close at hand.

Commutation between New York and Yonkers is but \$5.10 a month, and tickets are interchangeable on all three railroads. Passengers are allowed the privilege of transferring at High Bridge or Morris Heights from the trains of the Central-Hudson Railroad to the Putnam Railroad, or vice versa.

Travel between New York and Yonkers is not liable to ferryboat delay, arising from fog or ice, as is the case with places on Long Island and in New Jersey.

Electric Railways

The Yonkers electric railways are owned and operated by the Union Railway Company. It is now engaged in extending its lines throughout the large area of the Seventh Ward, the suburban section of the city, and throughout Westchester County. Connections are now in use, two to New York, and one each to Mount Vernon, New Rochelle, Glen Island, White Plains, and Hastings. This combination of steam and electric roads affords ample transportation facilities to all sections of the city at small cost, and should rapidly enhance the value of real estate in all directions.

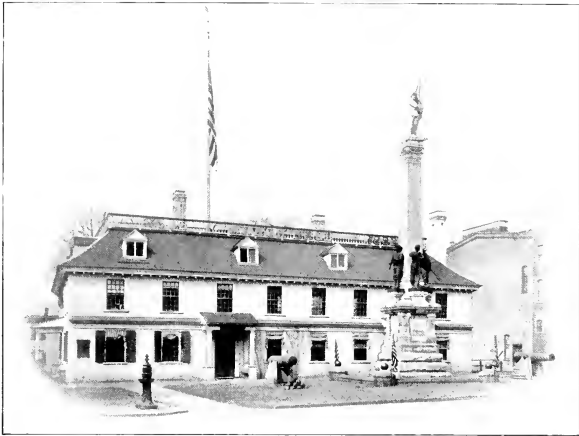
The recent extensions of the trolley system on Central Avenue, from the city of New York northerly, and on Warburton Avenue to Hastings, and on the Sawmill River and Tuckahoe Roads, have opened up large sections of the city, and will be followed by rapid appreciations in values. The lines constructed in 1902 include McLean Avenue, from Woodlawn Heights and Lincoln Park to South Broadway at Lowerre, and the effect of these extensions is felt in the increasing interest manifested in real estate.

A general transfer system carries passengers all over the lines of the company for one five-cent fare, while for eight cents one can travel by trolley from the northern boundary of Yonkers south to Harlem, thence by the Manhattan Elevated Railway to South Ferry, a distance of over twenty miles.

New York Rapid Transit Subway

The Rapid Transit Subway, now under construction at a cost of \$35,000,000, is rapidly nearing completion; and the year 1903 will be made memorable by the termination of the greatest civic improvement of modern history.

From the southern terminus in New York, at the City Hall, the tunnel will extend centrally through the city. A four-track service with express trains for through passengers is to be established, and the residents of Yonkers will then be enabled to step aboard a train at the lower end of Manhattan Island and, with a transfer to the electric or steam railroad at Kingsbridge, reach any section of the city with but one change of cars. The time now required to reach the Grand Central Station from lower New York will be very materially reduced.



MANOR HALL (ERECTED 1682).

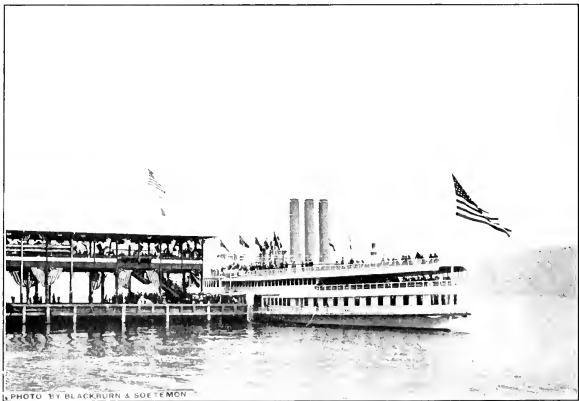


PHOTO BY BLACKBURN & SOETE MON

CITY DOCK AND RECREATION PAVILION.

Steamboat Lines

There are three regular lines of steamboats plying the waters of the Hudson River stopping at Yonkers: the Albany Day Line, the Chrystenah, and the Ben Franklin Line. All carry passengers, and the last one carries freight also, at very low rates.

It will thus be seen that few cities around New York have the transportation advantages of Yonkers, with its three railroads and three steamboat lines.

City Dock and Recreation Pavilion

The most conspicuous and creditable piece of public work recently constructed is the Recreation Pavilion, erected at a cost of \$19,000. This has given pleasure and opportunities for fresh air to thousands of our people, and its erection has been approved by a unanimous public sentiment.

The Public Dock extends one hundred and eighty feet into the river, and is a valuable city asset. The water is thirty feet deep at low tide, thus providing an easy and convenient landing for steamboats of any tonnage.

Manor Hall, Erected 1682

Manor Hall was occupied as a private dwelling until 1868, when it passed into the hands of the city, and has since been used as a City Hall. It was erected in 1682 by Frederick Philipse, the first Lord of the Manor of Philipsburg, and remained in his family until 1779, when it was confiscated by the State, the Philipsses being Tories.

This venerable relic is a splendid specimen of colonial architecture, with its fireplaces, staircases, and papier-mache ceilings, in good order and of rare beauty.

It is one of the historic landmarks of our country; is visited by many people annually; and is valued by the citizens of Yonkers as their most precious possession.

Soldiers' Monument

In Manor Hall Park is situated the beautiful Soldiers and Sailors' Monument, erected in 1891 at a cost of ten thousand dollars.

Streets

During the past seven years the streets and roads of Yonkers have been reconstructed, and a system of highway improvements has been inaugurated. The heavily traveled steeper grade streets have been paved with granite; many of the level residential and some of the more level business thoroughfares have been paved with sheet asphalt, and the rest of the city has been improved with a superior system of streets and roads. The extent of the work is as follows: Granite, 2.05 miles; asphalt, 7 miles; macadam, 50 miles; total, 59.5.

Street Sprinkling

The streets are regularly sprinkled at the general expense, the work being under the Department of Public Works, the city owning and operating the sprinkling plant.



PALISADE AVENUE, LOOKING SOUTH FROM GLENWOOD AVENUE.



Plans by E. A. Quick & Son

HOTEL WYNNSTAY, WARRBURTON AVENUE.

Trees

Nothing adds more beauty to a city than fine shade trees, which abound along the streets and avenues of Yonkers. The planting and care of shade trees is under the supervision of the Department of Public Works, and is confined to the residential thoroughfares.

Sewers

The built-up section of the city is thoroughly drained by a system of sewers from one to six feet in diameter, discharging into the deep and swift waters of the Hudson River, consisting of over thirty-six miles of the best modern sewer construction. The system is being continually extended as needed.

City Refuse

The city's refuse is collected in sanitary iron carts and wagons, all garbage and animal refuse being destroyed in a modern crematory. The city owns and operates the crematory, also the plant for the collection of refuse and for street cleaning.

Public Baths

Yonkers owns and operates two municipal hot and cold water bath houses, which are open every day in the year, and were patronized during 1901 by 26,384 bathers. It was the first city in this country to enter this field of advanced municipal activity, and its bath houses are used as models throughout the United States.



CITY BATH No. 1.



GIANT PAVILION



WATERWORKS BUILDING

Grant Park

The site of Grant Park was chosen as almost the only one with large trees left in thickly settled parts of the city, as well as for its high and excellent situation. The people of Park, St. Joseph's, and Vineyard Avenues, and the streets leading from them, now have a pleasure ground and breathing space close to their doors which cannot be diverted to private purposes or encroached upon by the buildings of a growing population.

It having been shown by two public meetings that public sentiment was practically unanimous in favor of parks, a Park Commission was appointed by the then Mayor, Hon. Leslie Sutherland, consisting of ex-Mayor James H. Weller (President), Arthur J. Burns, Merritt H. Smith, Ethelbert Embree, and Frederick A. Garnjost. On January 19, 1900, this Commission determined to offer prizes for designs for the two parks, to be sent in by March 11, 1900.

The design adopted for Grant Park was made by H. A. Caparn, and is in its essentials very simple. A broad path leads round the Park for those who wish to saunter or rest in, not merely to cross it, and communicates with entrances at four points where it has been found that entrances are needed. The whole is so arranged that the routes across the Park in all necessary directions are nearly as short as possible, so that there will be little temptation to wear tracks across the grass in order to pass from one point to another. The main entrance is placed at Parker Street, as the point to which most of the traffic between Park and St. Joseph's Avenues converges. It has fortunately been possible to satisfy all these conditions and yet preserve the large central lawn entire; for on large expanses of turf, undisturbed by roads or superfluous objects of any kind, depends the dignified and reposeful effect of park scenery.

Various large stones have been spared as being of special geological interest and decorative in themselves, and where they tend to appear scattered they are united by plantations of rhododendrons. In the north of the Park is an open plaza with seats, making a resting place for women and children under the thick shade of trees, and supported by a rocky bank covered with trailing plants; in this rockwork is an elliptical stone about six feet long, of very striking appearance, which was presented to the Park by Mr. W. Delavan Baldwin. Where the paths meet near the northeast entrance is an open space for a building, to be used for a band stand, and for shelter from the sun and rain. Trees have been planted where they will shade the walks without interfering with the quiet and simple character of the place. All along the boundaries are plantations of trees and shrubs, mainly of native kinds, which, as they grow up, will exclude the sight of the streets and form a border of foliage, giving the general effect of natural growth surrounding a clearing in which the large trees have been left. Exotic and colored shrubs have generally been avoided as being out of character with the great white oaks.

In constructing Grant Park the aim of the Commissioners has been, not to make costly and elaborate works which might be more for display than use, but to make the Park of the greatest use to the greatest number without sacrificing its beauty. For without being beautiful a park cannot be useful; nor, indeed, can it be beautiful without being useful.



WASHINGTON PARK.



DRIVEWAY, WASHINGTON PARK.

Washington Park

Washington Park covers about five acres between South Broadway, Nepperhan Terrace, and the New York & Putnam Railroad. It has entrances a few steps from Getty Square and the close and noisy New Main Street. It was chosen as the one piece of land in the heart of the town where the dwellers in dozens of narrow streets and hundreds of confined houses could find within a stone's throw space enough for shady trees to sit under, and green lawns and foliage to rest the eyes and feet, and, yet more important, fresh and cool air to inhale during the summer heats. Washington Park is a hill and must be climbed, but the climb has been made an easy one, and its reward is the breezes that happen to temper the sultry days of July and August.

In devising a scheme of treatment for Washington Park the first essential considered was an easy ascent to the high ground in the center, where the trees stand about the old Nisbet House; and the second, to provide for the circulation of a large number of visitors within the Park. Paths of moderate grade in all directions and communicating with a large area for seats under trees were laid out, so as to leave lawn spaces of ample extent and suave contours framed in plantings of trees and shrubbery. The most beautiful of these lawns was made by filling in the excavation made in 1900 for a playground. It was then believed that a playground was essential for the Park, but, subsequent experience having shown that no use to which it was likely to be put could justify the existence of so ugly an hiatus in the Park, it was filled in, proving to be a most useful and economical place for the reception of superfluous earth and rocks, it being the belief of the Commissioners that it is a mistake to try to crowd all the uses of a large park into a small one. Some other piece of ground, with areas of level surface and sufficient size for the sports of boys and girls, should be set apart for their use, so that the noise of their games may not disturb those who come to seek quiet in the Park. No more useful gift to the city than such a piece of ground could be made by a wealthy philanthropist. A carriage entrance from the highest point of Nepperhan Terrace has been made to and around the house. In the front of the building the ground has been shaped for a garden of the old-fashioned rectangular type, to harmonize with the house, with box-edged beds to be filled in summer with gay flowers to make a spot of brilliant color contrast with the quiet greens of lawn and foliage.

The grades of the ground and the lines of road and path in this Park have been so altered that the old Nisbet property is almost unrecognizable. No change from its former condition is so great as that along Broadway. The old wall on the property line supporting a sloping bank of grass, repellent to the eye and admitting no view into the grounds, has been removed and the ground graded back to expose the natural rocks supplemented with boulders dug up in the various excavations, all to serve as a support for the bank with its coverings of vines and shrubbery. The materials of this wall have been removed to Irving Park, there to be used to build the retaining wall called for by the plans of the landscape architect.

The greater part of the work done this year has been carried out under the designs and supervision of Mr. H. A. Caparn, Landscape Architect.



Photo by Blackburn & Soetemon

SKATING, VAN CORTLANDT PARK.



THE VAN CORTLANDT MANSION, ERECTED 1748.

Irving Park

Irving Park is the third public park to be laid out in this city. It is located on the Hudson River, just south of the Glenwood Station, and is an attractive breathing place from which to enjoy the air and scenery of the Hudson. Extended views north and south are to be had. The Park has an open water front of 224 feet, and extends back 164 feet. The interior has been laid out in walks and lawns; and a retaining wall has been constructed at the rear of the Park, which is broken by steps leading into the Park proper.

There are two entrances to the Park; one through View Street, via Glenwood Terrace; the other through Bartholdi Place. Both of these entrances are wide and spacious, and allow a free entrance and exit to the Park.

The Central-Hudson Railroad Company has promised to erect a new station at Glenwood, which will have covered approaches and will be strictly modern in all particulars.

The erection of another Recreation Pavilion at this point has been strongly advocated. The success of the present Pavilion at the foot of Main Street has been unquestioned; and the large numbers who frequent it during the summer months attest the popularity of the water front with the masses.

Van Cortlandt Park

Van Cortlandt Park is located in New York city, bordering Yonkers on the south. The Park has an area of 1,131 acres, while Central Park contains but 840 acres. Here are public golf links, which equal any in the country, baseball and cricket fields; many miles of finely kept walks, bicycle and bridle paths for equestrians; a large lake with boating facilities for summer and skating accommodations for winter; also a music pavilion, where on summer afternoons concerts are given by the regimental bands of New York city.

Upon the vast parade ground, which is large enough to accommodate an entire brigade at one time, may be witnessed the frequent reviews and encampments of the National Guard. The Park is reached by the South Broadway trolley road in fifteen minutes from Getty Square, and through its accessibility is frequented as generally by the residents of Yonkers as by the citizens of New York, by which city it is owned and maintained.

The Van Cortlandt mansion in the Park was erected in 1748, and is still in an excellent state of preservation. The mansion was occupied for a time by General Washington during the trials, successes, and defeats of the patriot forces, when the colonists were struggling for independence. The rooms are fitted up in the quaint manner of a century ago; the Washington bedroom is one of the most interesting in the house, being furnished in exact reproduction of the old style. The Park is well worth a visit alone for an inspection of the mansion for the part it played during the Revolutionary struggle. It was occupied by the Van Cortlandt family until the house and land were purchased for park purposes. It is now used as a museum for Revolutionary relics, and is under the supervision of the Society of Colonial Dames. About fifteen thousand visitors pass through the house annually.

Harlem River Speedway

This famous Speedway, as its name implies, was constructed for the enjoyment of the owners of speedy roadsters. It is located on the west bank of the Harlem River, extending northerly from 155th Street. Devotees of road driving residing in Yonkers can reach the Speedway direct via South Broadway, which is asphalted or macadamized its entire length. It is nearer to Yonkers than to that section of New York city south of Central Park.



THE GRASSY SPRAIN RESERVOIR.



SPILLWAY OF GRASSY SPRAIN RESERVOIR.

Water Supply

City water is supplied from the Sprain and Grassy Sprain, supplemented by a system of tube wells, the latter having been accepted by the city in March, 1900, at which time their capacity of supplying 1,000,000 gallons per day was demonstrated.

When the rapid growth of the village made imperative the establishment of a water-works system the citizens committee engaged the services of William W. Wilson as Chief Engineer, and General George S. Green as Consulting Engineer. After a careful examination of the Pocantico, the Nepperhan, and the Bronx watersheds both eminent authorities agreed that the waters of the Sprain and Grassy Sprain would not be so apt to become impure, through pollution of the valleys, as would the other streams. An analysis of the waters, made by Professor Charles F. Chandler, Ph.D., M.D., was followed by a most favorable report as to their purity.

The Lake Avenue Reservoir (capacity 3,600,000 gallons) was first constructed, being completed in 1874. The Grassy Sprain reservoir (capacity 400,000,000 gallons) was next constructed; then the Fort Field reservoir (capacity 60,000,000 gallons). The Lake Avenue and Elm Street water towers are each four hundred and fifty feet above the Hudson River, and supply the higher levels, the overflow of which are on a level with each other.

The city is engaged in increasing the water supply by an enlargement of its tube well plant on the Sawmill River Road, but by far the most important departure in regard to the water supply in recent years has been the purchase of about fifty acres of land, and a dam and pond already built at Woodlands, on the Sawmill River, for the sum of \$50,000. It is proposed to connect this supply with the present system by an iron conduit which will be about five miles long. There are eighty-four miles of water mains, 857 hydrants, and 5,200 taps and connections now in use.

Private families, as well as factories, receive city water measured by meters, the cost to the former being fifteen cents per hundred cubic feet, and the manufacturing industries are supplied at greatly reduced rates. The average daily consumption of water is 3,500,000 gallons. The Yonkers waterworks supplies the city of New York with the water consumed in the Riverdale, Spuyten Duyvil, and Woodlawn sections of that city.

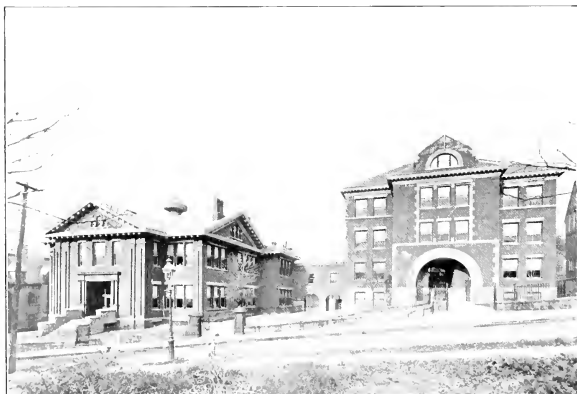
The cost of the Yonkers waterworks to date has been \$1,626,000, and the city owes \$1,475,000 on their account, and has a sinking fund for the redemption of water bonds of \$360,972.68.

The Presidents of the Water Board since its origin have been: Stephen Barker, Isaac H. Knox, Ethan Flagg, Rudolf Eiekemeyer, William H. Doty, and John C. Shots. The Board is at present constituted as follows: Joseph H. Beall, President; William H. Doty, Treasurer; Michael Walsh, Joseph Miller, and Patrick J. Flannery. William Henry Baldwin is Chief Engineer.



Photo by Blackburn & Seetemon

HIGH SCHOOL, SOUTH BROADWAY.



Remodelled by C. C. Chipman, Architect, New York

PUBLIC SCHOOL NO. 6, ASHBURTON AVENUE.

Schools

The Public Schools of Yonkers were maintained in separate districts for some years after the city was incorporated, and were consolidated in a city system in 1881. At that time there were five schools in the city. Nos. 5, 4, and 1 were ungraded schools in the suburbs, and had only one room each. No. 3 was at Moshulu, in the section annexed to New York city. The children in the densely populated section of the city were in schools Nos. 2 and 6.

Following consolidation the first published report of the superintendent was in 1882, and showed a total enrollment of 2,300, and an average daily attendance of 1,444. In 1890 the enrollment was 7,036, and the average attendance 5,177. The value of all the school buildings in 1882 did not exceed \$130,000.

The city now has 17 school buildings with an estimated value of \$950,000. The present enrollment is 8,849, and the average daily attendance 6,474. The old buildings have been remodeled until the schoolhouses are thoroughly equipped, modern buildings meeting every requirement of scientific lighting and heating. All the large buildings are ventilated by fans and blowers. The houses are seated exclusively with individual seats and desks of modern construction.

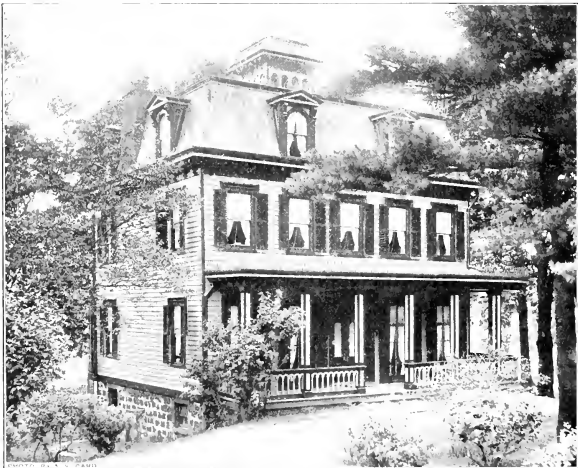
No city in the State of New York has better school accommodations. All text-books and supplies of every kind are free. The course of study from the kindergarten through the high school, is broad and thorough, and embraces cooking, sewing, and manual training. In the annual report for 1900 Hon. Charles R. Skinner, Superintendent of Public Instruction, stated that Yonkers demanded of its teachers the highest qualifications of any city in the State. In the selection of teachers educational qualifications, disciplinary ability, strength of character, experience and teaching ability are not only the final but only tests. Whatever merit the schools may possess is due largely to the high character and qualifications of its superintendent and corps of teachers. The high school has four distinct courses, and prepares pupils for business or college. It has sent students to all the leading Eastern colleges, which they have entered with excellent preparation.

The Board of Education also maintains kindergartens during the summer vacation, and evening schools, where all common branches are taught, besides cooking, architectural and mechanical drawing. The most efficient talent is engaged for the evening schools, to give the pupils the best facilities to supplement the defective preparation with which they are usually admitted.

Efforts are constantly made to bring the school and the home closer together, and to establish cordial relations between teachers and parents. The discussions at the parents' meetings, which are an established feature of school routine, convey to parents information of the aims and methods of instruction and development of the child sought by the school. The teachers learn something of the home life of the children and the influences by which they are surrounded.



THE HALSTED SCHOOL, NORTH BROADWAY, CORNER OF LAMARINE AVENUE.



DORMITORY OF THE HALSTED SCHOOL.

The health of the children receives much attention. Each child is examined twice a year, and a record is kept, detailing all the facts of health, growth, eyesight, hearing, and other physical conditions. The high school contains an excellent gymnasium, and both boys and girls are given work there under physical instructors.

The money appropriated by the city and State is spent in the establishment and maintenance of libraries in the class rooms. Books suitable to the various grades are selected with some reference to the regular school and supplementary reading. In every book selected, the literary style and moral tone are considered. As the child is promoted from one grade to another he finds a new stock of books each year.

The Board of Education consists of fifteen members appointed by the Mayor. It has always been composed of influential citizens, and enjoys the reputation of being perfectly free from political influence and devoted to the welfare of the schools. The School Board at present consists of Charles Philip Easton, President; Thomas Ewing, Jr., Vice-President; Charles H. Fancher, Ethelbert Belknap, John F. Brennan, F. R. Burton, Dr. Valentine Browne, Richard L. Condon, Rudolf Eickemeyer, Jr., Peter U. Fowler, A. V. Williams Jackson, Charles R. Otis, Samuel M. Stevenson, Albert Van Houten, and William R. Watson; Charles E. Gorton, Superintendent, and John H. Claxton, Secretary.

The Halsted School

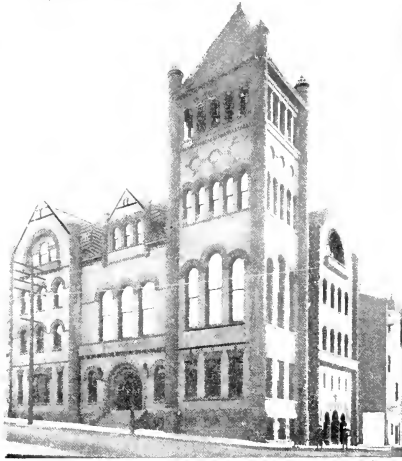
The Halsted School is a day school for boys and girls with a boarding department for girls only. Beginning with the kindergarten, the course is strictly graded. The classes average ten pupils in number. The school is distinctly college preparatory although there is a course leading to graduation for pupils who do not intend to enter college. In this course pupils may substitute science and modern languages for Greek and Latin. There is also a department of music.

The Halsted School is the successor to a private school established in Yonkers some thirty years ago. This school passed through several changes of administration, and in 1890 came into the hands of Miss Maria D. Halsted, a woman of intellectual tastes, unusual ability, and high ideals. Miss Halsted had been a teacher in the school for a number of years, and has left an impress upon it which is felt to-day in more than its name.

In 1893 the school was reorganized, and in the following spring moved into its present building, on North Broadway and Lamartine Avenue. The schoolhouse has been three times enlarged, additional ground has been purchased, and the dormitory is now a separate building. In both the dormitory and school building the sanitary arrangements have received great attention and are inspected by the Board of Health each year.

After Miss Halsted's death, in 1895, an association was formed looking toward the incorporation of the school under its present management, and in 1896 the school was capitalized and incorporated in accordance with the laws of the State under the name of The Halsted School Corporation. Its directors were prominent Yonkers men chosen from the stockholders, with Mr. John Kendrick Bangs as President.

Since that time the school has doubled its number of pupils (now about one hundred and fifty), enlarged its faculty, and increased and improved its equipment. It has done much toward carrying out its original aim of securing to Yonkers a thoroughly good private school which shall educate its students in the best sense of the word.



POLICE HEADQUARTERS AND CITY COURT BUILDING,
WELLS AVENUE.



Plans by J. C. McArthur & Son

THE CARNEGIE LIBRARY, SOUTH BROADWAY.

Carnegie Library

During the past year Yonkers was the recipient of a gift of \$50,000 from Mr. Andrew Carnegie, for a new Public Library building, on condition that the city provide a site and raise not less than \$5,000 a year for the maintenance and support of the same. These conditions were promptly met by the passage of a special act of the Legislature, and the southwest corner of Washington Park was selected as the most appropriate site. It is proper here to record the high appreciation with which the residents of Yonkers received the splendid gift of the donor, whose good works of a similar character not only extend over this continent, but have crossed the ocean as well. The building is now under construction, and will be completed by June, 1903.

The Public Library was originally established by the Board of Education, and was maintained by it many years. The Public Library Board, consisting at present of John F. Brennan, President, and John Kendrick Bangs, Dr. E. M. Hermance, Professor A. V. Williams Jackson, and Charles E. Gorton, was incorporated in 1893, and has exclusive control of the Library, which now occupies quarters in the Nisbet House. The Library contains about 17,000 volumes, and this number is constantly increasing by the purchase of new books.

Police Department

The city is now policed by a force of 63 men, consisting of 1 Captain, 5 Sergeants, 4 Roundsmen, and 53 patrolmen. The Central Office is connected by wire with the banks and many private residences, and the more remote sections of the city are patrolled by mounted officers. There are at present thirty-six signal boxes, through which communication with headquarters can be had from all parts of the city.

The present Board of Police Commissioners is composed of George H. Lowerre, President, and Messrs. Henry R. Hicks, Alfred A. Fox, and Adolph A. Schaefer.

Fire Department

Until five years ago the city was served by a most efficient volunteer Fire Department, but the rapid growth in population made necessary a change into a part paid and part volunteer Department. There are now in full equipment five paid companies, with the best and most modern houses and apparatus. The present force consists of 1 Chief, 1 Assistant Chief, 10 Captains, 9 Lieutenants, and 38 firemen; total, 59. This force is augmented very strongly by volunteer companies located in every section of the city. The record of the Department, with its paid members and faithful volunteers, is replete with deeds of courage and successful fire-fighting.

The expense for the maintenance of the Department for the past few years has been \$75,000 annually; and for the past year this has amounted to about \$1.50 per capita. According to statistics published by the United States Bureau of Labor in 1900, covering cities of over 30,000 population, 120 cities out of 129 spent more than this amount per capita for fire protection. Considering the amount expended, the results are commendable, and reflect great credit upon the Department.

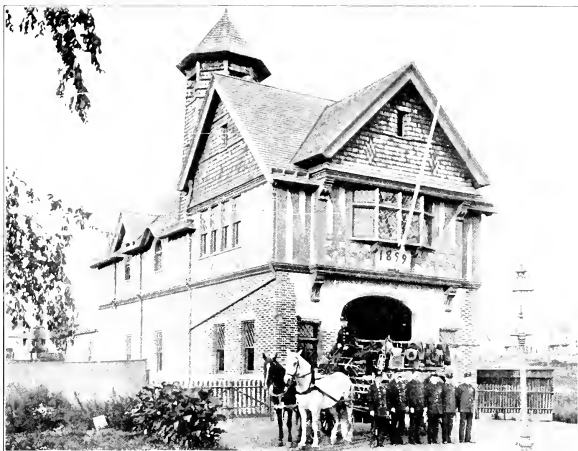


Photo by G. Howard Chamberlin.

SHONNARD PLACE FIRE HOUSE.



PHOTO BY A. V. CARD

HEADQUARTERS OF THE ENSIGN FIREMEN'S BENEVOLENT ASSOCIATION, BUENA VISTA AVENUE.

Volunteer Fire Department

The organization of Protection Engine Company in 1852, and of the Hope Hook and Ladder Company a year later, was the beginning of the Yonkers Volunteer Fire Department, which until the incoming of the paid Department, in 1896, was made up of the leading business men, also many men of the learned professions. Many high in social life have regarded it as an honor to have their names enrolled as members of the Department.

Space in this work being limited, we can do little else but give names of the several companies, the date of organization, and a list of the men prominently identified with the volunteers:

Protection Engine Company was organized in 1852; Hope Hook and Ladder Company, in 1853; Lady Washington Engine Company, in 1854; Hudson Hose Company No. 1, in 1868; City Hose Company No. 3, in 1874; Palisade Hose Company No. 4, in 1876; Mountaineer Engine Company No. 2, in 1876; Irving Hose Company No. 5, in 1879; Houston Hose Company No. 6 (named in honor of E. Alexander Houston, ex-Chief of the Department), in 1881; Columbia Hook and Ladder Company No. 2, in 1887; Shannondale Hose Company No. 8, in 1894; Lowerre Hose Company No. 9, in 1894; Sherwood Park Hose Company No. 10, in 1894, and Nepera Park Hose Company No. 11, in 1896.

The chiefs of the Department have been: Daniel Blauvelt, 1860; E. L. Seger, 1863; A. B. Archer, 1865-67; S. L. Smith, 1867-69; Lawrence Page, 1869-70; J. H. Matthews, 1870; L. Page, 1871; John Coons, 1872-74; Henry S. Myers, 1874-76; E. Alexander Houston, 1876-80; John Lang, 1880-84; John S. Brown, 1884-86; William Allison, 1886-90; James McVicar, 1890-94; James Mulcahey, 1894-96; Charles Stahl, 1896. James Mulcahey was appointed Chief by the Fire Commissioners in 1896, when the paid Department replaced the volunteers, and has since held that office.

Water for fire purposes was introduced into the city in 1874. Previous to that time water was drawn from public cisterns, the Hudson and the Nepperhan Rivers.

The alarms for fire up to the time Chief Houston took command of the Department had been given by the ringing of church bells; but he, by persistent efforts, secured the purchase and erection of a fire bell and tower in Manor Hall grounds. The Department was under control of the Board of Aldermen until the Board of Fire Commissioners was organized, October 27, 1896.

The Presidents of the Board have been: John Pentreath, John O. Campbell, E. Alexander Houston, James Shaughnessy, John Rowland, and M. J. Hays, who at present holds that office. Messrs. John Warneck, James Kearns, Jr., and Charles Stahl, Jr., are the other Commissioners.

The Exempt Firemen's Benevolent Association now numbers more than two hundred, and is composed of those who have been honorably discharged from the Volunteer Department after serving at least five years. The quarters on Buena Vista Avenue were erected specially for their accommodation, and are worth \$6,000.

The Presidents of the Association have been: Henry S. Myers, Edward L. Peene, E. Alexander Houston, Henry Wilson, and John Stahl, Jr.

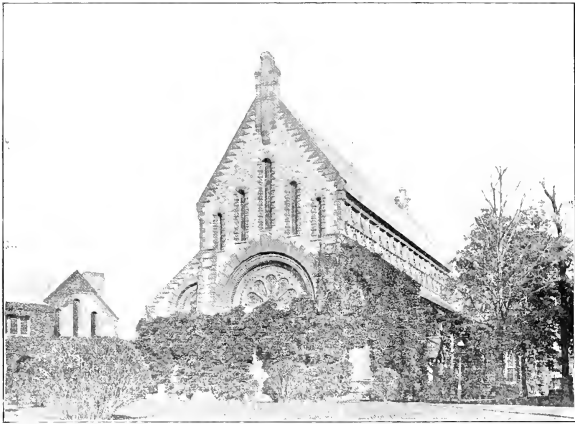


Photo by Blackburn & Sutherland

ST. JOHN'S EPISCOPAL CHURCH, GETTY SQUARE. REV. ANDREW F. UNDERHILL, RECTOR.

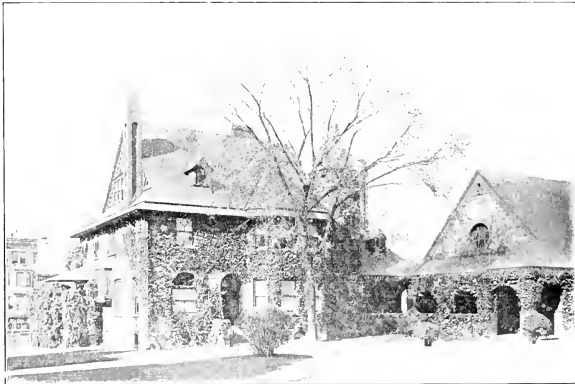


Photo by Blackburn & Sutherland

RECTORY OF ST. JOHN'S EPISCOPAL CHURCH.

Churches

Churches are the indices of civilization as well as the sanctuaries of the good. The famous scholar who estimated the character of the people by the songs they loved would find to-day a fairer, truer test to be their houses of public worship. A city of homes must be a city of churches; and such a city of homes as Yonkers, where refinement and purity characterize the material as well as the social side of life, is necessarily a city of churches.

Yonkers contains about thirty churches, representing denominations as follows: Presbyterian, 4; Reformed, 2; Baptist, 4; Episcopal, 5; Methodist, 5; Unitarian, 1; Lutheran, 1; Roman Catholic, 7. Many of the houses of worship have highly attractive exteriors and elaborate and costly interiors. The pulpits of Yonkers are supplied with ministers of ripe scholarship, profound theological attainments, and great Christian zeal.

Clubs and Societies

The Masonic organizations are strong in Yonkers, and occupy fine quarters in Hollywood Inn. There are two Masonic lodges, two Chapters of Royal Arch Masons, and one Commandery of Knights Templar. There are also strong lodges of Odd Fellows, Knights of Honor, Knights of Columbus, Knights of Pythias, Red Men, Foresters of America, Royal Arcanum, and other fraternal orders. The Yonkers Turn Verein and Yonkers Teutonia each own and occupy fine buildings built for and devoted to their special purposes. The list of clubs and associations, representing the social and intellectual life of the city, is a long one, of which the following may be particularly mentioned: Park Hill Country Club, Amackassin Club, City Club, Corinthian Yacht Club, Palisade Boat Club, Yonkers Yacht Club, Yonkers Canoe Club, and Saegkill Golf Club. Miscellaneous organizations are: Hollywood Inn, Woman's Institute, Young Men's Christian Association, Young Women's Christian Association, Yonkers Curling Club, Holsatia Lodge No. 297 Deutscher Orden Harigari, Columbia Lodge No. 122 O. S. St. G., Rose Standish Lodge No. 15 Independent Order Daughters of St. George, Monday Club, Fortnightly Club, Anthropological Club, Ancient Order of United Workmen, Nepera Haymakers' Association 186 1-2; Lincoln Legion, Young Men's Catholic Association, Society of St. Vincent de Paul, Leo Association, Yonkers Historical and Literary Association, Yonkers Society for University Extension, Half-Hour Reading Club, Robert Burns Club, Clan McGregor O. S. C., and Yonkers Bowling Club.

Grand Army of the Republic

There are two Grand Army Posts in Yonkers. Kitching Post No. 60 is the oldest, having been organized March 18, 1868. It was the fourteenth Post to be organized in the New York State Department, in which there are now 669 Posts. Its present Commander, Colonel Edward J. Mitchell, is now serving his third term. John C. Shotts served as Commander for a period of ten years. The Post has at present 135 members in good standing, and has lost through death 88 members. Kitching Post has always taken good care of its members who have been sick or needy, expending its surplus funds for their relief.

John C. Fremont Post 590 was organized May 28, 1886. The first name it adopted was that of Horatio Seymour, but on July 24, 1890, it was changed to John C. Fremont. The present Commander, William Riley, is now serving his fourth term.



Hotel Astor

Hotel Astor, New York City, N. Y.
 This hotel is one of the most famous in the world.
 It was built in 1890 and is now one of the largest
 hotels in the city. It has 1,200 rooms and is
 one of the most expensive hotels in the world.
 It is located on the corner of Fifth Avenue and
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Hollywood Inn

Hollywood Inn was started by a small body of men of the Brotherhood of St. Andrew, of St. John's Protestant Episcopal Church. Its first reading and smoking rooms were opened at No. 18 Main Street on January 23, 1891. The experiment was commenced with the object of providing young men with a place where they could meet in the evening, read the magazines, enjoy a quiet game of cards, and promote sociability and good fellowship. So successful was the undertaking that the late William F. Cochran, a noted citizen and philanthropist of this city, erected for the workmen of Yonkers the present clubhouse, which is the most complete of its kind in the world.

The main floor contains the library, 32x35 feet, which has accommodations for 10,000 volumes; the superintendent's office, coat room, shuffleboard room, also a smoking room which is supplied with the leading newspapers and periodicals.

On the street floor is the gymnasium; dressing room, containing lockers for 400 members; also a large and splendidly appointed bath room with shower and needle sprays. On this floor are four regulation bowling alleys, where a nominal charge of eight cents is made for each game.

On the second floor is a pool and billiard room, containing eight pool and two billiard tables, two cents per cue being charged for the former and thirty cents per hour for the latter. Here also are to be found bath rooms, which are free to members. In this department soft drinks, tobacco, coffee, and sandwiches are on sale.

On the next floor is the assembly hall, seating nearly five hundred persons, where, during the winter, various entertainments are given for the entertainment of members and their families.

On most evenings a glance at the pleasant reading room shows that its brightness attracts to it many members who enjoy a quiet hour or more with the leading magazines of the day.

During the winter season regular classes in calisthenics are held in the gymnasium both afternoons and evenings. Any member is entitled to enter these classes without additional cost. So phenomenal has been the success of Hollywood Inn that its founder contributed the sum necessary for a very material addition to the building, which has just been completed, on the south side of the structure. It is in the nature of a lyceum, with a great gymnasium, swimming pool, lodge and lecture rooms. It is connected with the main building, the basement of which has been remodeled, and contains a swimming pool 16x11 feet. It is believed that the feature will prove to be one of the most desirable in the building. By the introduction of coils of steam pipe the water will be kept at a normal temperature of about 70 degrees. The addition is 37 feet wide and 91 feet deep. The new gymnasium contains a running track, and offers facilities for such sports as hand ball and basket ball. It is entirely free from columns and takes in the space of two floors. A commodious dark room has been fitted up for amateur photographers.

The Hollywood Inn Country Club, situated on Dunwoodie Heights, consists of a five-acre field and club house. This is one of the finest spots around Yonkers, and from the porch of the club house a most beautiful view is to be had. The house has lockers and shower baths. The baseball nine of the Hollywood Inn has become one of the finest around New York. It last year took first place in the county. After a game of ball or a sprint around the track—then a fine shower bath. The track is accessible by trolley or bicycle.



THE WOMAN'S INSTITUTE,
36 AND 38 PALISADE AVENUE.

Board of Trustees:

President, MISS MARY MARSHALL BUTLER.

First Vice-President and Treasurer, MISS HARRIET A. BUTLER.

Second Vice-President, MRS. WILLIAM H. DOTY.

Recording Secretary, MRS. J. LINDSAY PORTLOUS.

MISS JANET FLAGG.

MISS KATE PRIME.

MISS SUSIE LEEDS HEERMANCE.

MISS MARY S. F. RANDOLPH.

MISS FANNIE A. JACKSON.

MRS. JOHN REID.

MISS SARAH WILLIAMS.

General Secretary and Superintendent, MISS FLORENCE J. PARSONS.

The Woman's Institute

Among the foremost of Yonkers institutions is the Woman's Institute, which has just completed twenty years of useful and progressive activity. Its aim may be expressed in two words: "Christian Helpfulness."

First and foremost is its relation to the self-supporting woman. From the basement to the top floor this building stands for these good and high ends.

In speaking of the relation of the Institute to the churches of Yonkers, it is hardly necessary to emphasize its unsectarian and undenominational character. It leads in matters of civic progress, and in all those things that tend to the uplifting and improving of social conditions. In the work of the Library, in the development of the Working Girl's Club, in the Employment Bureau, with its industrial questions; in the Civic League, and the Philanthropic Department, the Institute has kept informed of methods pursued in similar organizations.

In all its endeavors for the welfare of woman the Institute strives to hold up a standard on which is inscribed a belief in religion as a life, on which morality is emphasized as a foundation stone, which sets forth education as a priceless possession, which recognizes work as a blessing, recreation as a necessity, which regards the home as a center of social forces, the church as a divine institution, and the city as an object of common interest and concern.

Since the erection of the building, with its well-equipped school kitchen, cooking classes for young girls of the public schools have been maintained by the Board of Education.

The Library was the expression of a desire to provide the many working women and girls with wholesome, entertaining, and free literature at a time when there was practically no place of its kind in Yonkers.

The Club for Working Women offers the following advantages: classes in millinery, dressmaking, sewing, embroidery, cookery, physical training, dancing, singing, elocution, German, English, etc.

During the summer of 1894 tea, coffee, and milk were served in the Institute hall during the noon hour to club members, at a nominal price; other hot dishes were soon asked for by many of the young girls who had found their cold lunches so injurious to their health. Now a hot lunch may be purchased for fifteen cents, consisting of soup, meat, dessert, and coffee. The lunch room has a daily average attendance of eighty.

The Penny Provident Stamp Station is a branch of the one in New York city. Upward of one thousand dollars is deposited annually, and paid out to the depositors for payment of rent, coal, sickness, etc.

The Civic League was organized March 1, 1895, for the promotion of an interest in, and the study of, civic affairs, by means of classes, lectures, special libraries, etc.

The appointment of an agent for the prevention of cruelty to animals was secured; and a School Visiting Committee was appointed, with the approval of the Board of Education, to regularly visit the schools and confer with the teachers on matters where a woman's cooperation might be serviceable, and to report concerning hygienic and sanitary matters.

For nearly four years the work of tenement-house inspection and instruction has been efficiently carried on, resulting in the appointment by the Board of Health of a Woman Sanitary Inspector.

The Department for Philanthropic Work was organized March 20, 1899. In April, 1900, this department became the successor to the Yonkers Charity Organization, thus making the Institute a recognized center.

The number of women enrolled in the various departments of the Institute is over 1,200; the number of children is 1,000; and the aggregate monthly attendance is nearly 6,000.



AMAKASSIN CLUB, PALISADE AVENUE.



SAGHILL GOLF CLUB

Amackassin Club

In the summer of 1888 an organization was formed, known as the Yonkers Lawn Tennis Club. Its first officers were: Rufus King, President; Mrs. P. C. Myers, Vice-President; Susie Leeds Heermance, Treasurer, and Samuel B. Hawley, Secretary. Directors, Wells Olmsted, Victor Elting, and Miss Otis. A tennis court was laid out on the Peabody Grounds, situated on North Broadway. Tournaments and teas were largely attended, and the Club became the center of social life in North Yonkers.

In June, 1891, the Club was incorporated, and owing to its rapid growth in membership larger quarters became necessary. Property on the corner of Palisade and Glenwood Avenues was rented, and several courts were laid out. The Governors, in 1893, decided to enlarge the scope of the Club, and purchased property on the west side of Palisade Avenue, north of Shonnard Place. In September of that year, the corner stone of the present clubhouse was laid, and on January 1, 1894, the building was formally opened to members and friends.

The game of tennis having decreased somewhat in popularity, the Club, in 1896, decided to change its name to one less distinctive, and the name Amackassin was chosen.

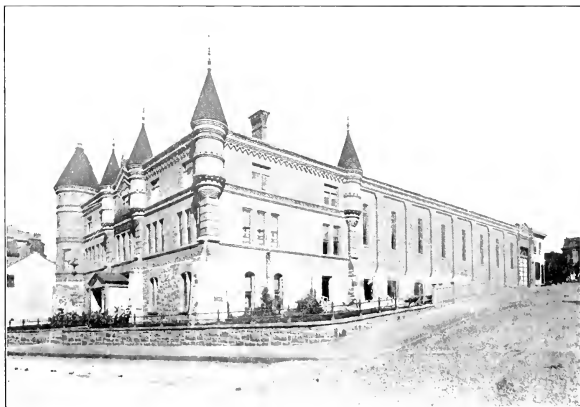
The present officers are: G. Howard Chamberlin, President; Albert Effingham Lawrence, Vice-President; Harry Bashford, Treasurer; George A. Flagg, Secretary. Directors, Mrs. William Myers Williams, Mrs. Albert E. Lawrence, Miss Kate Atkins, Miss Rosamond Brevoort; and Messrs. Charles H. Ketcham, Walter E. Hodgman, Edward P. Davis, and Rufus King.

Saegkill Golf Club

Yonkers has always been a stronghold of golf and golfers, and in fact the game which is now so popular was first introduced and played in this country upon the links of St. Andrew's Golf Club in Yonkers, the pioneer organization of the United States Golf Association. When the St. Andrew's Golf Club moved from its links situated in the valley of the Nepperhan to its present home at Chauncey, the stay-at-home element and particularly the women players were without near-by links upon which to practice their favorite pastime, and it became necessary to journey elsewhere or give up "the royal and ancient game." At this stage of the dilemma, or, to speak more definitely, in the spring of 1897, two young ladies, Miss F. P. Gilman and Miss Janet Waring, stepped into the breach and organized the Saegkill Golf Club. A short six-hole course was laid out upon the property of Mr. W. D. Baldwin, situated upon the Palisade Avenue extension, and here many interesting matches were played. As the Club continued to thrive and prosper, and as its membership increased, these links were found to be inadequate, and the property and cottage upon the Tilden estate opposite "Greystone," on North Broadway, were leased by the Club. While these links, which still consisted of only six holes, were a great improvement upon the first quarters, still they did not quite satisfy the growing ambition of the Club to own its own home; so in the spring of 1900 it was decided to buy a part of the Clark property, situated upon Odell Avenue, near North Broadway. The property, consisting of twenty-one acres, was purchased, and a nine-hole links was laid out. A clubhouse with the necessary meeting and locker rooms, kitchen and servants' quarters, was built, and at last the Club was in possession of a permanent home.



CITY CLUB, SOUTH BROADWAY.



ARMORY OF THE FOURTH SEPARATE COMPANY, CORNER OF WAVERLY AND MAPLE STREETS.

Since then the Club has continued to prosper; its membership limit of 150 and 50 junior members has been reached; and during the playing season its numerous handicaps and matches are well patronized by the players of both sexes. The present season has been a most active one, and in the matches for the championship of the Hudson River League, the Club's team finished a close second to the winner, the Powelton Club of Newburgh.

The officers and directors for the ensuing year are as follows: President, W. E. Hodgman; Vice-President, Miss F. L. Upham; Secretary, Mrs. P. B. Rossire; Treasurer, B. H. Adams; Directors, Mrs. Guy Phillips, Mrs. W. E. Hodgman, W. G. McAdoo, P. B. Rossire, H. O. Tallmadge.

City Club

The City Club was organized and incorporated November 30, 1885. The incorporators were Edward Underhill, Henry B. Archer, Edwin M. Jackson, Robert H. Howard, and Theodore H. Silkman. It is the commercial club of the city, and is a nonpolitical body, having a membership of about two hundred and twenty-five, among which are many city and county officials.

The house and grounds, No. 47 South Broadway, were purchased in 1893, and the building was completely remodeled to meet the requirements of the Club. The property is valued at \$32,000. It is centrally located, and the surroundings are most attractive, the new Washington Park being directly opposite. The Club has entertained many guests of national reputation who have visited Yonkers.

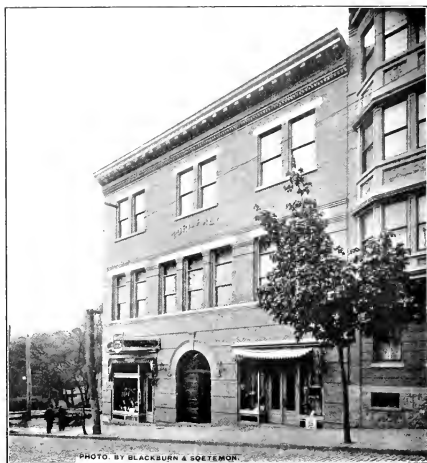
The officials of the Club are: Dr. N. A. Warren, President; Joseph Miller, Vice-President; H. F. Peck, Secretary; and Francis X. Donoghue, Treasurer. The Governors are: John Mulligan, A. B. Barr, Charles Philip Easton, Edward J. Mitchell, John C. Small, and John C. Shotts.

Fourth Separate Company, National Guard, S. N. Y.

This arm of the National Guard, State of New York, was organized in 1870. It is now housed in its new armory, situated at the corner of Waverly and Maple Streets, erected at a cost of \$26,000. The building is 80x150, and contains a drill room 78x128; a company room, an officers' room, quartermaster's room, three rifle ranges (each 120 feet), two regulation bowling alleys; also a gymnasium and shower baths. Here are located the headquarters of Major John I. Pruyn, commanding the First Battalion of the First Regiment.

The Captains of the Company since its organization have been: William Macfarlane, Matt. H. Ellis, Isaac D. Cole, Isaiah Frazier, Rafaele Cobb, and John I. Pruyn. The present officers are: Charles F. Nugent, Captain; Arthur W. Nugent, First Lieutenant; Albert C. Bogart, Second Lieutenant, and Carl Kroeber, Second Lieutenant and Assistant Surgeon.

The Company has been called on in a number of instances to quell riots resulting from strikes and other causes. All the present officers of the Company served in the Spanish-American War. Music is provided by a drum, fife, and bugle corps.



YONKERS TURN VEREIN, ELM STREET.



YONKERS TEUTONIA, BUENA VISTA AVENUE.

Yonkers Turn Verein

"Turn Verein," which in the German tongue signifies "An Athletic Association," is an organization having for its objects the mental and physical education of its members. Instruction in vocal and instrumental music are also included.

The society was organized in Yonkers in 1875, and occupies a building erected by the organization at a cost of \$30,000. It is located on Elm Street, in a thickly settled section of the city, and is provided with a complete gymnasium, where male and female classes receive instruction in physical culture. The house is provided with an assembly hall, 48x65; a dining room, 35x48, for banquets; also club rooms and bowling alleys. While the members are mostly of German birth or descent, other nationalities are welcomed to membership; but a fundamental principle of this organization renders it obligatory that male applicants for membership must be American citizens, or shall have made an official declaration to become such. The by-laws prohibit discussion by members of topics of a religious or political nature in the clubhouse.

The present officers are: Theodore R. Heinrichs, President; Max Landsberg, Vice-President; Fritz Goetelmeyer, Treasurer; Henry Credo, Financial Secretary; Carl Beulshausen, Corresponding Secretary, and William Wendell, Recording Secretary; Trustees, John W. Bauer, Phil. Kern, and Ed. Stammel.

Yonkers Teutonia

This German singing and literary society dates from 1856, at which time it had a membership of eleven and was known as "Yonkers Liederkranz." At present two hundred members are enrolled, which includes both sexes. In 1892 a new building was erected by the organization, at a cost of \$32,000, on the west side of Buena Vista Avenue near Hudson Street. It contains a large assembly hall, dining room, committee rooms, a pool room, and bowling alleys. Vocal and instrumental concerts are given once a month during the winter.

The Presidents of the society and their years of service have been as follows: 1856, Philip Heppel; 1857, A. Hahner; 1858, F. Klein; 1859-60, Rudolf Eickemeyer; 1861-62, Anthony Imhoff; 1863, John Stahl; 1864-66, Rudolf Eickemeyer; 1867, John Stahl; 1868, J. G. Widman; 1869-74, William Gernhardt; 1875-76, Rudolf Eickemeyer; 1877-78, Henry Bauer; 1879, George Narr; 1880, Rudolf Eickemeyer; 1881, Fred. Gugel; 1882-84, William Gernhardt; 1885, Gustav Ruemler; 1886, Otto Fuhrmann; 1887, Joseph Geitnerauer; 1888, H. Lade; 1889, William Gernhardt; 1890, M. Lowenthal; 1891-93, John Stahl; 1894-99, John H. Schlobohm. The present officers are: Fred. Cassens, President; George Reichert, Vice President; Otto Beer, Treasurer; Max Jocher, Recording Secretary; Edward Kenchle, Financial Secretary; and Henry Schminke, Corresponding Secretary. The trustees are: Jacob Maurer, Fred. Gugel, and Christ. Kern.



Photo by Blackburn & Soetemon.

CORINTHIAN YACHT CLUB.



PHOTO BY A. V. CARD.

YONKERS YACHT CLUB.

Corinthian Yacht Club

This Club was organized in 1889, when it acquired a valuable water grant near the foot of Vark Street. The clubhouse is well appointed in every respect, and the property is now valued at \$12,000.

The first Commodore was Alanson J. Prime, who served for a number of years. During the last few years the membership has increased greatly, and one hundred and twenty are now enrolled. The fleet numbers about twenty-five yachts, including a one-design class—the "mosquito fleet"—the races of which during the season of 1902 have been of much interest.

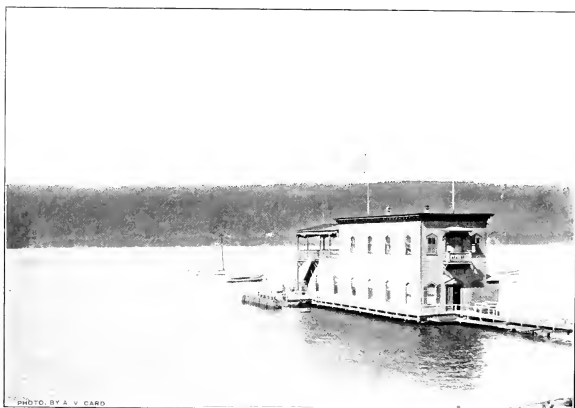
The indoor as well as outdoor amusements essential to the life of a well-conducted yacht club are provided. Winter quarters have been secured by leasing an entire floor in the Citizens' National Bank Building, on Getty Square, where the members may congregate every evening during the week; and a special feature during the winter season is the informal fortnightly social and supper.

The Board of Trustees for 1902 consists of the following: Gabriel Rees, Commodore; Albert L. Skinner, Vice-Commodore; Bernard T. Reardon, Recording Secretary; J. Howard Clapp, Financial Secretary; J. Joseph Lawrence, Treasurer; Henry J. Ritchie, President; Frank Ford, Charles A. Valentine, Louis Quanchi, John Dickson, and James Watson; Fleet Captain, Walter Blackburn.

The Yonkers Yacht Club

The Yonkers Yacht Club, which is situated directly in front of Irving Park, at Glenwood, was organized in 1879, and incorporated in 1881, being first located at the foot of Main Street, where the Recreation Pier now stands. The rapid increase in its fleet of boats made necessary a new anchorage, and a house was erected south of the property of the National Sugar Refining Company. The enlargement of that business made it necessary for the Club to seek new quarters in 1893, and the clubhouse now occupied was built during that year. It now has a membership of about one hundred and fifty and a fleet of about twenty-five boats, and is a very active and flourishing organization.

The officers are: Commodore, James W. Shaughnessy; Vice-Commodore, Herbert James; Treasurer, William J. Lord; Fleet Captain, Perry Corning; Financial Secretary, Howard W. Lord; Recording Secretary, R. L. F. Marran; Corresponding Secretary, E. Albro Forsyth; Measurer, Frank E. Booth; Steward, George Warren; Trustees, Thomas J. Shaughnessy, William J. Bright, Henry E. Booth, William Blakemore, and Alfred A. Ford.



PALISADE BOAT CLUB.



CANOE, H. LANSING QUICK, OWNER, YONKERS CANOE CLUB.

Palisade Boat Club

The Palisade Boat Club is the oldest club in Yonkers and one of the oldest rowing clubs in the United States. It was organized in 1866. The boathouse for many years was situated at the foot of Wells Avenue, but in 1890 it was moved to Glenwood. Here a large piece of upland was purchased on which was erected a building for bowling, pool, billiards, and other games. Fine tennis courts were also laid out on this property, and the organization has since been more than a rowing club. It has a membership of about two hundred members.

The officers are Edwin A. Oliver, President; Thomas E. Booth, First Vice-President; John D. Ashton, Second Vice-President; John H. Keeler, Jr., Secretary; Charles P. Marsden, Treasurer; Walter Carpenter, Captain; Harrison B. White, Lieutenant. The other members of the Governing Committee are as follows: Benjamin T. Barnes, J. Calvin Campbell, Andrew Deyo, Edward P. Davis, Charles Philip Easton, Ralph R. Mulligan, Robert G. Jackson, Stephen A. Peene, Frederick Peene, George B. Skinner, and Sinclair Tousey.

Yonkers Canoe Club

This Club was organized February 17, 1886, by J. G. Reeves, Lawson Sandford, and H. Lansing Quick. It was incorporated in September, 1888, and is one of the most prominent canoe clubs in this section of the country. The New York Canoe Clubs International Championship Cup has been held twice by its members; in 1890 by H. Lansing Quick, and in 1892 by T. S. Oxholm. It has always taken an active part in the American Canoe Association's affairs, having always had a representative on the Executive Committee of that organization. It had the war canoe Ko-Ko-Ko-Ho, built in 1890, which was the largest canoe built in this country, and the first war canoe in the Atlantic Division of the A. C. A. The Club moved into the old Vesper Rowing Club House, at the foot of Gold Street, in 1888, and has been located in the same place ever since. The Club flag is a white burgee, with a red dolphin in the center.

The present officers of the Club are: Robert Edgar, Commodore; E. M. Underhill, Vice-Commodore; U. Van Varick, Secretary, and Louis Simpson, Treasurer.

Young Men's Christian Association

This organization was founded in 1884, and moved into its new building on Main Street in 1894. The building is well equipped for Association work, containing social parlors, library, game room, bowling alleys, gymnasium, and bath. Evening educational classes, lectures, practical talks, concerts, and entertainments represent the social and intellectual life of the Association. The large, well-lighted, and attractive reading room on the first floor, well supplied with daily papers and magazines, is free to all men, and is frequented by 6,000 annually. The Boys' Branch of the Association is one of the most encouraging features of the work, and now numbers nearly 200 boys, between the ages of eleven and seventeen. The Association conducts services in Music Hall on Sunday afternoons to an average attendance of 600.

The Presidents of the organization have been: John C. Havenmeyer, G. Livingstone Morse, Rev. Lyman Cobb, Jr., Rev. Henry M. Baird, D.D., LL.D., John T. Sproull, W. W. Ellsworth, Theodore Gilman, George D. Mackaye, H. Beattie Brown, M.D., and H. A. Bates. The present officials are: George R. Brown, President; John T. Waring, Vice-President; Frank B. Hickey, Recording Secretary; J. Gelston Afleck, Treasurer, and Walter F. Haskett, General Secretary.

Young Women's Christian Association

The objects of this organization are to provide for the temporal, mental, moral, and spiritual welfare of young women, especially those dependent upon their own efforts for support. The Association has a home at No. 30 Prospect Street, which is open daily from 9 A. M. to 9 P. M. The present quarters are inadequate, and efforts are now being made to provide a more suitable home.

Sunday afternoons a children's Bible class is held at 3 o'clock; and at 4 o'clock a song service for women takes place, followed by a gospel talk by a pastor or Christian worker. Bible classes and prayer meetings are held during the week, the latter being often conducted in homes in different sections of the city. One of the pleasant features of the Association's life is the informal socials and entertainments which frequently take place. Instruction is given in English, German, arithmetic, plain sewing, dressmaking, and music. An employment agency and boarding house bureau are maintained, and a lunch room is conducted at 64 Moquette Row for the benefit of the operatives at the Moquette Mills. Hot lunches are provided at a nominal price, and this branch of the work is greatly appreciated.

The present officers of the Association are: Miss Lillian M. Clark, President; Miss M. E. Lillenthal, First Vice-President; Mrs. Theodore Gilman, Second Vice-President; Mrs. E. R. Holden, Recording Secretary; Trustees, Theodore Gilman, James G. Beecher, J. G. Afleck, W. Palmer East, Rev. David Cole, D.D., E. D. Harris; Advisory Board, Charles R. Otis, Philip Verplanck, Norton P. Otis, Albert Bunker, E. Sherman Gould, Dr. Benjamin W. Stilwell, James W. Raynor; General Secretary, Miss M. L. Waters.



THE "STATESMAN."



THE "HERALD."

Yonkers Statesman

Two weeklies, *The Examiner* and *The Clarion*, were merged into a daily, under the name of *The Statesman*, and in 1872 John W. Oliver assumed the editorship. It is the foremost paper in Westchester County, and though a sterling Republican journal on National and State issues, its policy has been to support such candidates for municipal and county offices as were best qualified to administer the same. It is enterprising, cleanly edited, proud of its distinction of being "a newspaper, not merely an organ;" and is in every respect "a journal for the home."

The paper is still under the guiding hand of this veteran journalist, assisted by his son, Edwin A. Oliver, and J. Joseph Lawrence. It is comfortably housed in a new building erected by the management at the corner of Main and Mill Streets, in the heart of the commercial section of the city.

Yonkers Herald

The *Yonkers Herald* was published as early as 1853, but it was not until 1894 that the present Yonkers Herald Publishing Company secured control and placed it, for the first time, on a sound financial and business basis.

It was first published at 63 Main Street as a morning daily, but on May, 1891, it was changed to an afternoon paper, and in August of that year the plant was removed to its present substantial and commodious building, 10 Warburton Avenue. The structure was built for it and is admirably adapted to all the requirements of a modern newspaper office. The editor of the paper is Frank E. Xavier, the business manager being Augustine P. Xavier. The *Herald* is the official Democratic paper.



Plans by E. A. Quick & Son

THE CITIZENS' NATIONAL BANK,
GETTY SQUARE.

Capital, \$100,000.

Surplus, \$100,000.

President, CHARLES E. WARING.

Vice-President, PETER J. ELTING.

Cashier, JOHN H. KEELER.

Assistant Cashier, GEORGE W. PEENE.

Directors:

CHARLES E. WARING.

E. J. ELTING.

HENRY R. HICKS.

PETER J. ELTING.

C. R. DUSENBERRY.

ALANSON J. PRIME.

JOHN H. KEELER.



THE FIRST NATIONAL BANK OF YONKERS,
GETTY SQUARE.

Capital, . . . \$150,000.

Officers:

President, WILLIAM H. DOTY,
Vice-President, W. DELLEVAN BALDWIN,
Cashier, WALLIS SMITH.

Directors:

JOHN T. WARING.	WELLS OLMSTED.
WILLIAM H. DOTY.	RUDOLF ECKEMEYER, JR.
WILLIAM W. SCRUGHAM.	W. DELLEVAN BALDWIN.
WILLIAM B. EDGAR.	WALLIS SMITH.
S. FRANCIS QUICK.	



THE WESTCHESTER TRUST COMPANY,

32 WARBURTON AVENUE.

Capital, \$200,000. Surplus, \$100,000.

Officers:

President, JOHN HOAG.

Vice Presidents, FRANCIS M. CARPENTER and HOWARD WILLETS.

Secretary, CHARLES P. MARSDEN.

Directors:

AMZI L. BARRIE.	EDSON LEWIS.	MOSES TAYLOR.
RICHARD H. BUDSALL.	ISAAC W. MACLAY.	HOWARD WILLETS.
FRANCIS M. CARPENTER.	DANIEL S. REMSEN.	JOHN E. BORNE.
EDWARD F. HILL.	HENRY SIDLBERG.	LOUIS STERN.
JOHN HOAG.	WILLIAM SIOANE.	ROBERT B. VAN CORTLANDT.
	R. P. LOUNSBERRY.	



THE YONKERS SAVINGS BANK,
GETTY SQUARE.

Officers:

President, S. FRANCIS QUICK.

Vice-Presidents, WILLIAM H. THORNE and JAMES H. WELLER.

Secretaries, LEANDER READ and RUDOLF ECKEMEYER, JR.

Treasurer, CHARLES F. HILBERT.

Cashier, RAFAELLE COBL.

Trustees:

S. FRANCIS QUICK.

WILLIAM H. THORNE.

LEANDER READ.

JAMES H. WELLER.

JOHN EYERS.

RUDOLF ECKEMEYER, JR.

ALBERT L. SKINNER.

JOHN O. CAMPBELL.

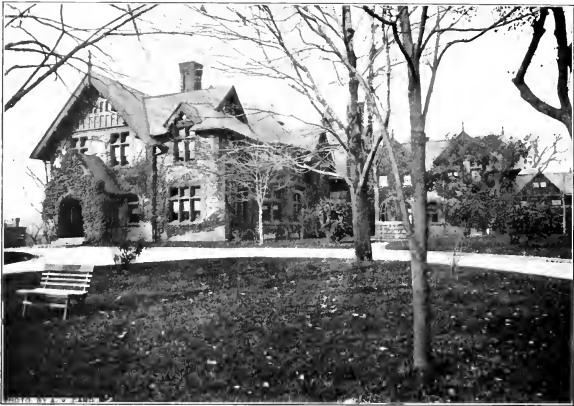
CHARLES F. HILBERT.

DR. BENJAMIN W. STILLWELL.

WILLIAM M. DICK.

JOHN BELLOWES.

DR. NATHAN A. WARREN.



ST. JOHN'S RIVERSIDE HOSPITAL, ASHBURTON AVENUE.

(Incorporated May 21, 1870.)

Incorporators:

THOMAS A. JAGGER.

JOHN T. WARING.

THOMAS O. FARRINGTON.

FREDERICK C. OAKLEY.

HENRY BOWERS.

CHARLES L. COZZENS.

S. EMMET GETTY.

WILLIAM H. BEERS.

Officers, 1901-1902:

President, NORTON P. OTIS.

Vice-President, GEORGE R. BUNKER.

Secretary, HORACE H. THAYER.

Treasurer, WILLIAM H. DOTY.

Board of Managers:

NORTON P. OTIS.

EDWIN K. MARTIN.

ANDREW DEYO.

THEODORE H. SHUKMAN.

JOHN O. CAMPBELL.

J. HARVEY BELL.

S. EMMET GETTY.

WILLIAM H. SHERMAN, M.D.

PETER J. ELTING.

GEORGE R. BUNKER.

HAROLD BROWN.

ALEX. SMITH COCHRAN.

JAMES LAWSON.

M. R. POUCHER.

WILLIAM H. DOTY.

WILLIAM C. HASTINGS.

F. W. R. ESCHMANN.

THOMAS EWING, JR.

HORACE H. THAYER.

GEORGE S. PRINCE.

GOODWIN BROWN.

Attending Surgeons:

WILLIAM H. SHERMAN, M.D.

DAVID JOHN, M.D., M.R.C.S.

SAMUEL E. GETTY, JR., M.D.

Attending Physicians:

WILLIAM S. COONS, M.D.

CLARENCE W. BUCKMASTER, M.D.

STEPHEN F. LEO, M.D.

JOHN B. KOUWENHOVEN, A.M., M.D.

THOMAS DARLINGTON, M.D.

WILLIAM H. SHERMAN, M.D., Chairman of Medical Board.

DAVID JOHN, M.D., Secretary of Medical Board.

Superintendent, MISS DORA TRAYLEN.

St. John's Riverside Hospital

This institution had its origin in 1869, when the sick committee of St. John's Episcopal Church acquired a small house at the southwest corner of Warburton and Ashburton Avenues. The house having proved too small, the "Grove House," on Woodsworth Avenue near Locust Street, was rented by the management. This was the only Hospital in Yonkers up to 1890.

Mr. William F. Cochran became a member of the Board of Managers on May 27, 1870, and was elected President of the Board in June, 1880, a position which he held continuously up to the time of his death, in January, 1902. When, in 1893, it became apparent that the accommodations of Woodworth Avenue were no longer adequate, he, conjointly with his wife, Mrs. Eva S. Cochran, caused the present beautiful and commodious buildings to be erected. The buildings were opened for the reception of patients on June 27, 1894, and on the same date a deed was delivered by Mr. Cochran to the Board of Managers for the entire property.

There are accommodations for thirty-eight patients in the four wards, and there are twelve private rooms. The wards for medical and surgical cases are separated, and the largest contains but ten beds. The corridor for the private rooms is situated in the southern end of the building, and is quite distinct from the rest of the Hospital. These rooms are unusually large, and are all attractively and comfortably furnished. A diet kitchen is provided for each floor, and on the lower floor is a large solarium for the use of convalescent patients. In the basement there is a well-stocked pharmacy, and a special room for the reception and care of accident cases.

During the past two years it became apparent that more private rooms for patients, as well as a larger operating room, were greatly needed; and here again Mr. Cochran came forward, and erected wholly at his own expense the addition to the Hospital just completed. This building, which is known as the Cochran Surgical Pavilion, contains on the first floor apartments for the resident physicians and a large children's ward with space for twenty children. This ward is connected directly with a solarium. There is also a laboratory for microscopic work. The second floor is devoted entirely to private rooms, eleven in number. All of these are large and well lighted, and for this floor another solarium is provided. On the top floor is the large operating room with the accessory rooms, one for administering ether, one for preparing dressings, and a recovery room, in which the patient remains until the effects of the anæsthetic has passed off, besides dressing rooms for surgeons and for nurses. One special room is devoted to the use of the X-ray apparatus.

During the year ending September 30, 1902, there were treated in the Hospital 649 cases, and 354 surgical operations were performed. An ambulance service is maintained, which responded to 227 calls during the year 1901.

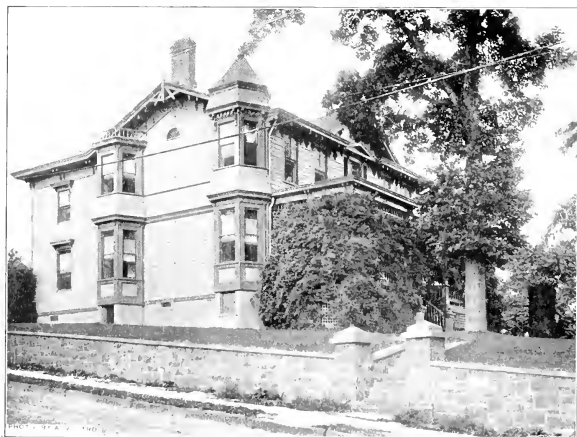
The Cochran Training School, on the Broadway side, was purchased by Mr. Cochran and deeded to the Board of Managers in 1901, and fitted up as a training school for nurses. This method of providing nurses has proved a great advantage to the Hospital, and also to many citizens who are at times in need of skilled attendants on short notice. The course in the Training School extends over a period of two and one half years, and there are at present twenty-one nurses in the school.

The dispensary is conducted in a special building apart from the Hospital, and contains a reception room, and separate rooms for the treatment of surgical and other classes of cases; also a small pharmacy for the use of the dispensary alone.



PHOTO. BY BLACKBURN & SOETEMON.

HOMEOPATHIC HOSPITAL AND MATERNITY, ASHBURTON AVENUE.



CHILDREN'S ANNEX, HOMEOPATHIC HOSPITAL.

Homeopathic Hospital and Maternity

This institution had a modest beginning in 1894, when a number of philanthropic ladies decided to establish a place for the treatment of a class of cases not hitherto included in the scope of the other Yonkers hospitals. The expiration of the first year found the ladies in possession of a room occupied by a patient, with a doctor and woman nurse in attendance. In 1894 one floor was rented in the house No. 345 Nepperhan Avenue, where patients were boarded and nursed under the direction of homeopathic physicians.

Attention had been brought to several cases of women needing hospital treatment, and of children too young to be admitted to the city hospitals, for which no suitable place of treatment could be found. In 1895 the house No. 246 Woodworth Avenue was rented, and at the end of one more year—in May, 1896—the "Homeopathic Hospital and Maternity" became an incorporated institution, the Managers proud owners of a house on Ashburton Avenue, near Park Avenue. The rooms are as comfortable and well fitted as in a private home, the wards for free patients and those who wish to pay being equally comfortable. This house accommodates about twelve patients.

The management recently decided upon enlarging its accommodations by purchasing the house and grounds adjoining the hospital on the west. The plot is 300 feet square, and the house accommodates about fifteen. Children requiring medical or surgical attendance are quartered in this building.

The homeopathic physicians of Yonkers alternate in attendance at the Hospital, thus avoiding the employment of a house physician. The class of patients directly benefited is evident from the fact that this is the only Hospital in the city that treats maternity cases, or uses or permits the use of homeopathic treatment, and the only one in Yonkers that makes a specialty of children's cases.

Staff:

President, DR. R. OLIVER PHILLIPS.

Secretary, DR. RICHARD R. TROTTER.

DR. RUSSELL P. FAY.

DR. HORACE G. KEITH.

Board of Managers:

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MRS. CHARLES HENRY BUTLER.

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MRS. SAMUEL A. HUSTON.

MRS. WILLIAM H. THORNE.

MRS. ELDRIDGE JONES.

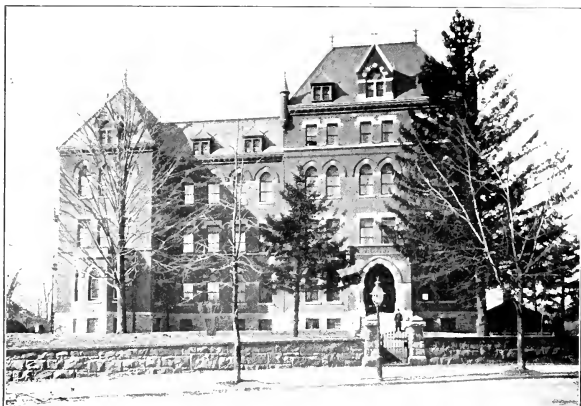
MRS. FRANK SEAMAN.

MRS. C. IRVING LATTIN.

MRS. CHARLES C. PIERCE.

MRS. ROSWELL A. ROBERTS.

Superintendent, MISS ADELLE VAN ALSTINE.



Plans by Wm. Schickel

ST. JOSEPH'S HOSPITAL, SOUTH BROADWAY.



THE MONASTERY OF THE SACRED HEART, SHONNARD PLACE.

St. Joseph's Hospital

This institution, erected and maintained by the Sisters of Charity of Mount St. Vincent, was incorporated in 1888, and formally opened to the public on March 19, 1890. It is delightfully situated at the junction of South Broadway and Park Street, on high ground, overlooking the Hudson and surrounding country. All its equipments are of the finest and most modern; and what at once strikes the casual visitor is its homelike air of quiet, comfort, and even elegance. The wards are large, sunny, and well ventilated, having a southern exposure; and the private rooms are all that the most exacting could desire. The operating room and its necessary apartments are provided with all the helps that modern science lends to surgery, including an X-ray apparatus, the gift of the Medical Board.

The Hospital receives no outside aid, except an annual grant of \$800 from the city, and whatever the charitably disposed, especially the Ladies' Aid Society, may contribute. The Sisters give their services without compensation; otherwise the maintenance of the Hospital would be impossible. Notwithstanding its slender income, no deserving sufferer is ever turned from its doors, and the amount of good accomplished is marvelous. Divine Providence seems to multiply its little store, as of old the widow's cruse of oil.

There are accommodations for 58 patients in the wards, and there are 18 private rooms. During the year ending September 30, 1902, 552 cases were treated at the Hospital, and 261 surgical operations were performed. An ambulance service is maintained, which responded to 191 calls during the same year. For this service the Hospital receives annually from the city \$1,000.

The St. Joseph's Hospital Dispensary, opened in 1890, attends yearly to an average of 2,000 cases, and fills about 1,200 prescriptions.

The Training School for nurses, inaugurated in 1896, has since graduated 27 young women admirably prepared for their important calling.

Altogether this institution is a boon and a blessing to the city of Yonkers.

Director:

THE MOST REV. JOHN M. FARLEY, D.D., ARCHBISHOP OF NEW YORK.

Assistant Director:

REV. C. R. CORLEY, M.R.

Advisory Board:

NICHOLAS BENZIGER, New York City.

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JOHN J. DEVITT, Yonkers.

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JOHN M. DICKEY, White Plains, N. Y.

FRANCIS P. TREANOR, Yonkers.

MICHAEL WALSH, Yonkers.

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Consulting Surgeon and President of Medical Board:

PETER A. CALLAN, M.D., Yonkers.

Consulting Physician and Vice-President:

VALENTINE BROWNE, M.D., Yonkers.

Consulting Surgeons and Physicians:

A. C. BENEDICT, M.D.

E. I. HARRINGTON, M.D.

E. M. HERMAN, M.D.

Visiting Surgeons and Physicians:

N. A. WARREN, M.D.

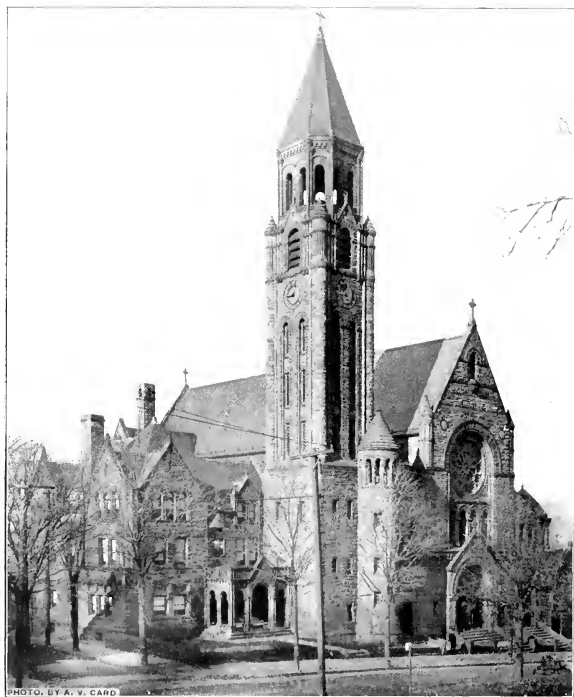
E. F. DUFFY, M.D.

J. L. PORTEOUS, M.D.

H. MOFFAT, M.D.

GEORGE S. MOONEY, M.D.

J. T. GIBSON, M.D.



ST. MARY'S R. C. CHURCH, SOUTH BROADWAY, REV. CHARLES R. CORLEY, PASTOR.

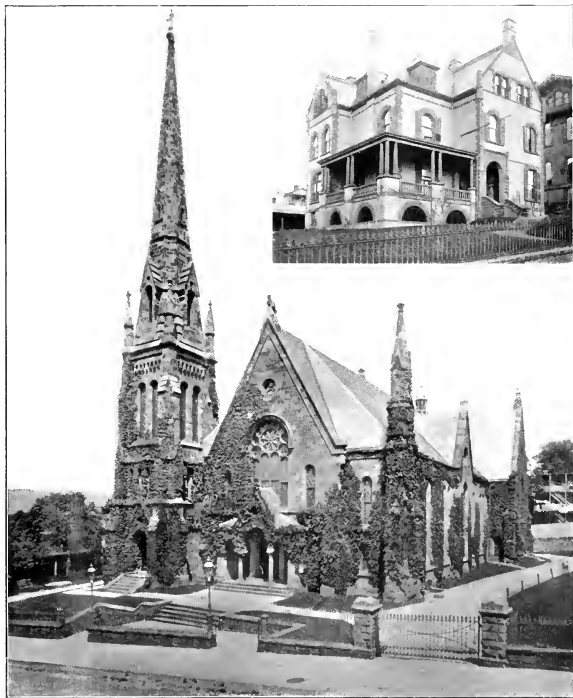


Photo by A. V. Card

WARBURTON AVENUE BAPTIST CHURCH, AND TREVOR MEMORIAL PARSONAGE,
REV. EDWARD S. ALDERMAN, D.D., PASTOR.

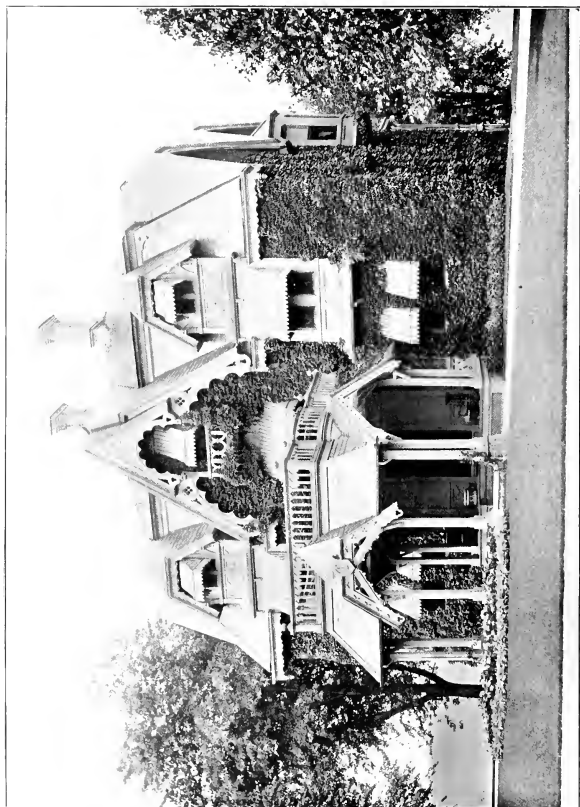


Photo by A. V. Card.

DUNCRAGGAN, NORTH BROADWAY, RESIDENCE OF MRS. WILLIAM F. COCHRAN.

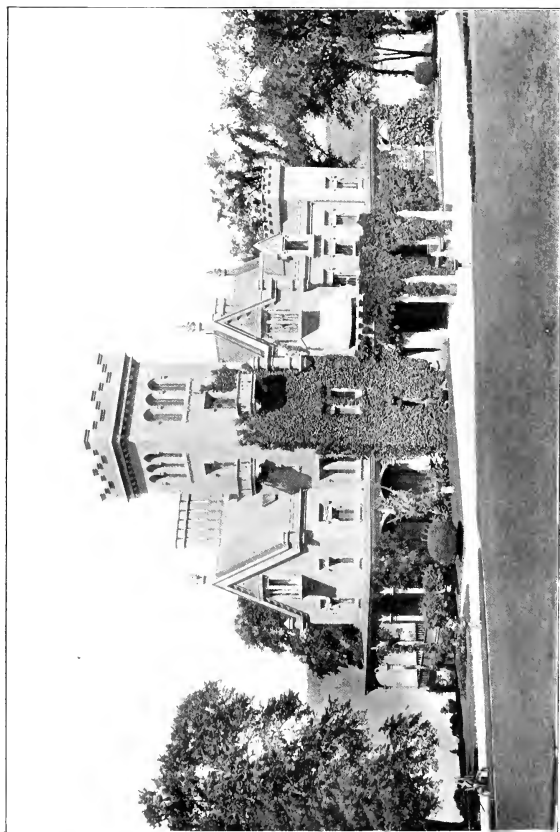


Photo by A. V. Card.

BEHAVER, NORTH BROADWAY, ESTATE OF S. P. LILIENTHAL.

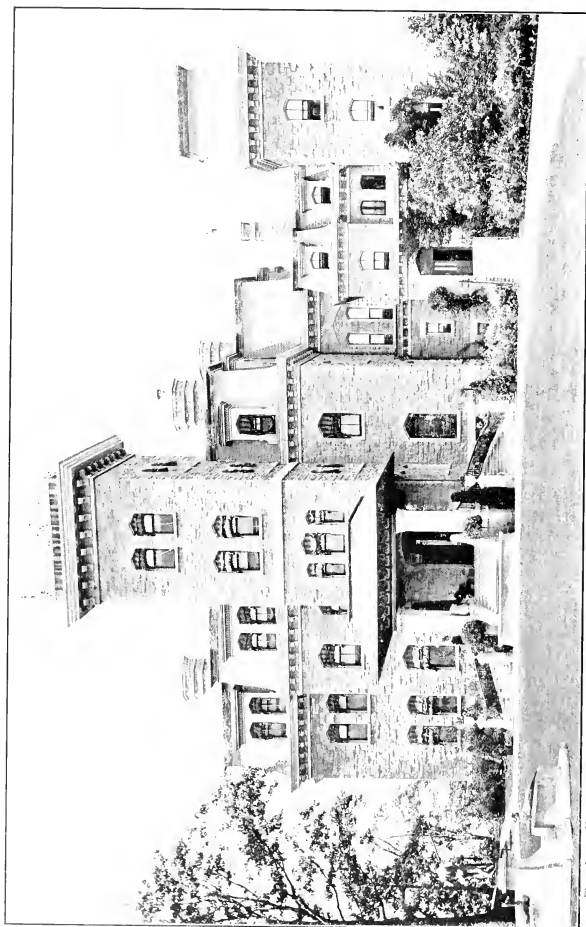
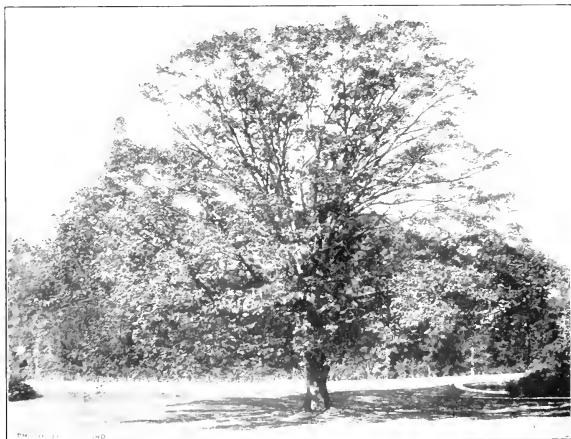


Photo by A. V. Card.

GREYSTONE, NORTH BROADWAY, RESIDENCE OF SAMUEL UNTERMYER.
(Former home of the late Samuel J. Tilden.)



NORTH BROADWAY, AT GREYSTONE.



THE TILDEN OAK AT GREYSTONE.



Photo by A. V. Card.

ALGONAK, NORTH BROADWAY, RESIDENCE OF HON. FREDERICK W. HOLLS.

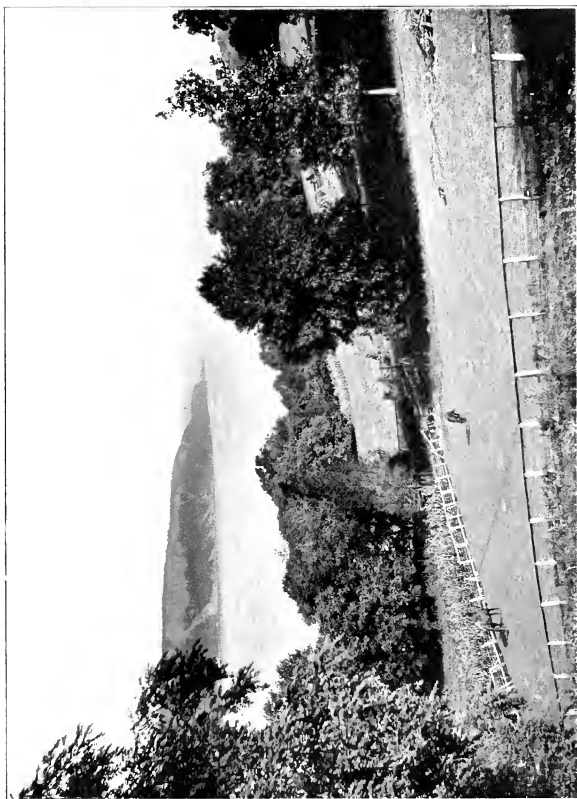
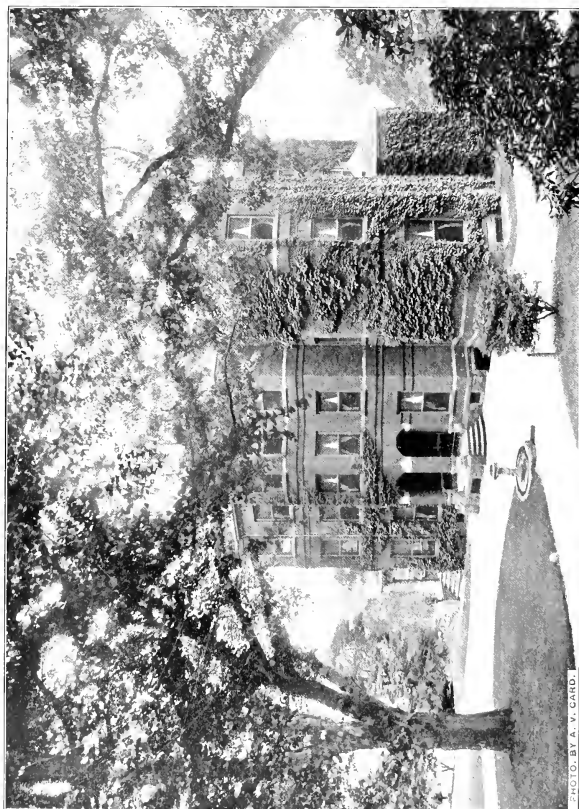


Photo by A. V. Card.

VIEW FROM THE RESIDENCE OF HON. FREDERICK W. HOLLS.



THE OAKS, NORTH BROADWAY, RESIDENCE OF EDWARD S. FEROT.

PHOTO. BY A. V. CARD.



VIEW SOUTH FROM THE GROUNDS OF EDWARD S. PEROT.



GROUNDS AND STABLE OF EDWARD S. PEROT.



WABUN, NORTH BROADWAY, RESIDENCE OF FISHER A. BAKER.



RESIDENCE OF JAMES R. BREAGOOD, NORTH BROADWAY.



RESIDENCE OF JOHN C. SHOTTS, PALISADE AVENUE.



ROBIN LAWN, NORTH BROADWAY, RESIDENCE OF JOHN C. HAVEMEYER.



BEECHWOOD, NORTH BROADWAY, RESIDENCE OF BARTON E. KINGMAN.



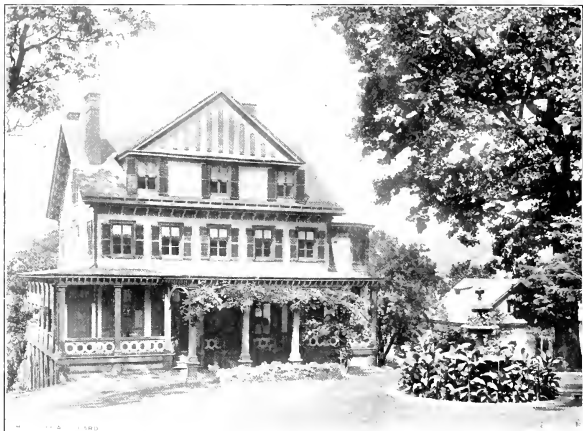
VIEW IN THE GROUNDS OF BARTON E. KINGMAN.



RESIDENCE OF MRS. C. G. WILSON, NORTH BROADWAY.



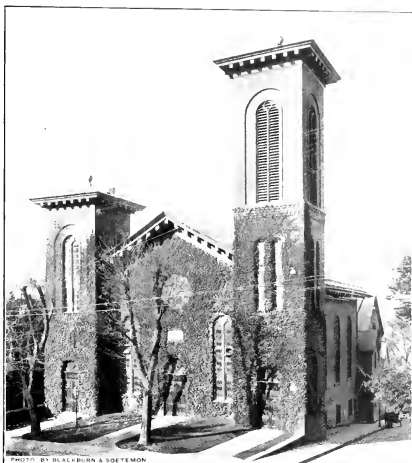
ENTRANCE TO GLENHILL, NORTH BROADWAY.
RESIDENCE OF FRANK SEAMAN.



OAK LODGE, NORTH BROADWAY,
RESIDENCE OF PETER J. EITING.



RESIDENCE OF CHARLES PHILIP EASTON, NORTH BROADWAY.



FIRST PRESBYTERIAN CHURCH, NORTH BROADWAY.
REV. WILLIAM P. STEVENSON, D.D., PASTOR.



THE MANSE, FIRST PRESBYTERIAN CHURCH.



SNUG ROCK, HARMONY PARK,
RESIDENCE OF DR. LEO BAERLEND.



Photo by A. V. Cook

RESIDENCE OF CHARLES RUDE, NORTH BROADWAY.



RESIDENCE OF THEODORE GILMAN, NORTH BROADWAY.



THE CRAIGS, HARMONY PARK,
RESIDENCE OF DAVID E. OPPENHEIMER.



RESIDENCE OF CHARLES A. FULTON, NORTH BROADWAY.



STABLE TO RESIDENCE OF CHARLES A. FULTON.



Plans by E. A. Quick & Son

RESIDENCE OF ANDREW DEYO, NORTH BROADWAY.



GRACE EPISCOPAL CHAPEL, NORTH BROADWAY.



ROUND OAK, PALISADE AVENUE.
RESIDENCE OF MRS. WILLIAM ALLEN BUTLER.



RESIDENCE OF ISAAC W. MACLAY, PALISADE AVENUE.



ETHAN FLAGG HOMESTEAD, PARK AVENUE.
RESIDENCE OF MRS. ETHAN FLAGG AND MR. AND MRS. CHARLES HENRY BUTLER.



RESIDENCE OF SAMUEL T. HUBBARD, PALISADE AVENUE.



RESIDENCE OF DR. BENJAMIN W. STILWELL, PALISADE AVENUE.



RESIDENCE OF MRS. M. W. LOCKWOOD, PALISADE AVENUE.



BONNIE BRAE, PALISADE AVENUE,
RESIDENCE OF ALBERT D. DAVIS.



RESIDENCE OF JOHN F. BRENNAN, PALISADE AVENUE.



RESIDENCE OF DAVID SCOTLAND, LAKE AVENUE.



RESIDENCE OF GEORGE H. WARREN, PALISADE AVENUE.



RESIDENCE OF WALTER E. HOBGMAN, PALISADE AVENUE.



RESIDENCE OF SAMUEL L. COOPER, PARK AVENUE.

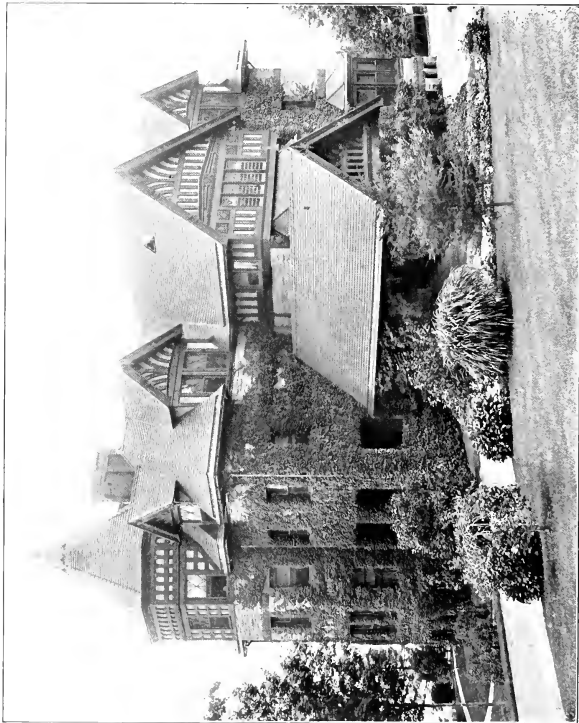


Photo by A. V. Card.

RESIDENCE OF JOHN E. ANDRUS, HUDSON TERRACE.

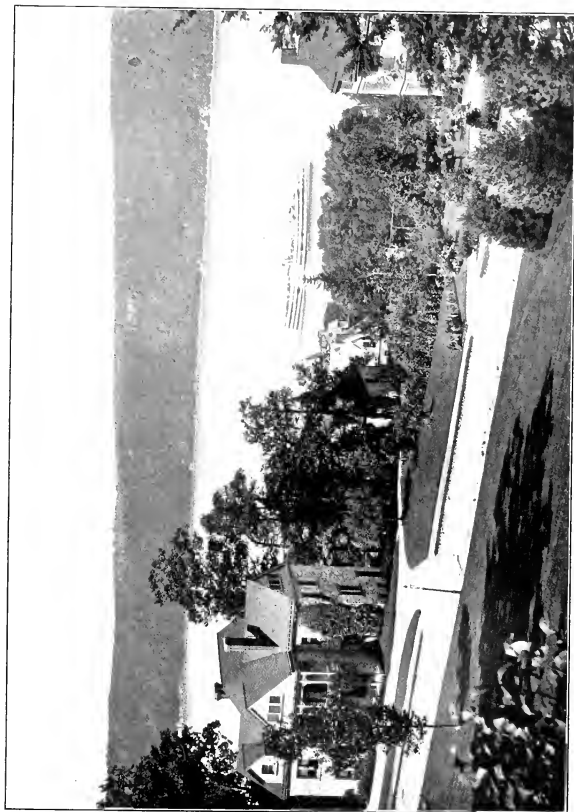
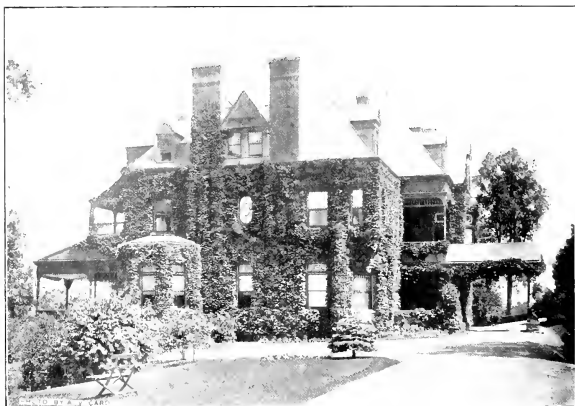


Photo by A. V. Carl.

VIEW FROM THE RESIDENCE OF JOHN E. ANDRUS.



BUENA VISTA, HUDSON TERRACE,
RESIDENCE OF HON. NORTON P. OTIS.



THE HUDSON RIVER, FROM THE RESIDENCE OF HON. NORTON P. OTIS.

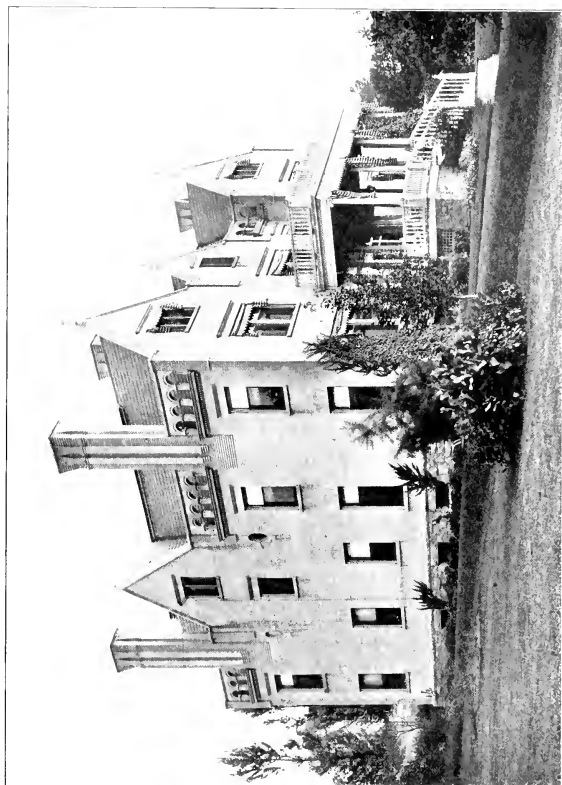


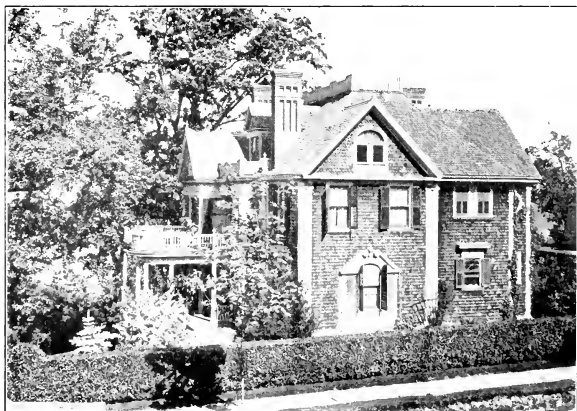
Photo by A. V. Carl

ROSWICK, HUDSON TERRACE, RESIDENCE OF HON. JOSEPH F. DAVIS

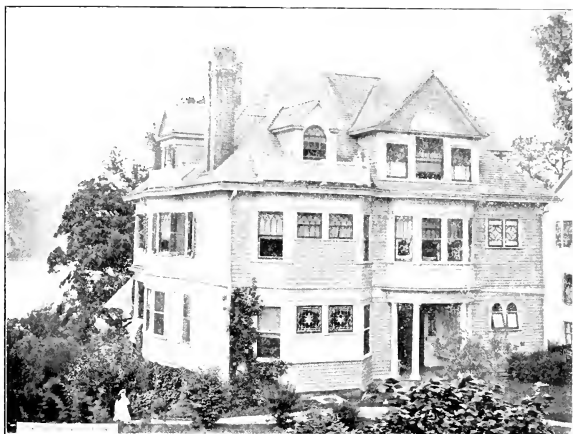


Photo by A. V. Card

RIDGEMONT, SHONNARD TERRACE,
RESIDENCE OF JAMES G. BEEMER.



RESIDENCE OF DUNCAN SMITH, HUDSON TERRACE.



CRAIGENDARROCH, HUDSON TERRACE,
RESIDENCE OF ALEXANDER LAIRD.



RESIDENCE OF THOMAS G. HILLHOUSE, HUDSON TERRACE.



Photo by A. V. Child

LE CAPRICE, SHONNARD TERRACE,
RESIDENCE OF MRS. JAMES MUEHLENBERG BAILEY.



Photo by H. C. Church & Son, Boston

RESIDENCE OF SAMUEL MCCONCHIE, SHONNARD TERRACE.



RESIDENCE OF WILLIAM WARBURTON SCRUGHAM,
GREYSTONE TERRACE.



RESIDENCE OF WALLIS SMITH, PHILIPSE PLACE.



RESIDENCE OF W. J. WILGUS, RAVINE AVENUE.



CULPEPER, LOCUST HILL AVENUE, RESIDENCE OF JOHN H. HUBBELL.



RESIDENCE OF JAMES B. COLGATE, RAVINE AVENUE.



FAIRHOLM, LOCUST HILL AVENUE,
RESIDENCE OF MRS. GEORGE D. PITKIN.



RESIDENCE OF FRANCIS T. HOLDER, LOCUST HILL AVENUE.



RESIDENCE OF EUGENE C. CLARK, LOCUST HILL AVENUE.



Photo by Blackburn & Soetemon
RESIDENCE OF EX-MAYOR JOHN G. PEENE, LOCUST HILL AVENUE.



PHOTO BY A. V. CARO

LOCUST HILL AVENUE.



RESIDENCE OF WILLIAM H. DOTY, LOCUST HILL AVENUE.



RESIDENCE OF THOMAS EWING, JR., LOCUST HILL AVENUE.



RESIDENCE OF CHARLES E. WARING, LOCUST HILL AVENUE.



RESIDENCE OF E. J. EITING, LOCUST HILL AVENUE.

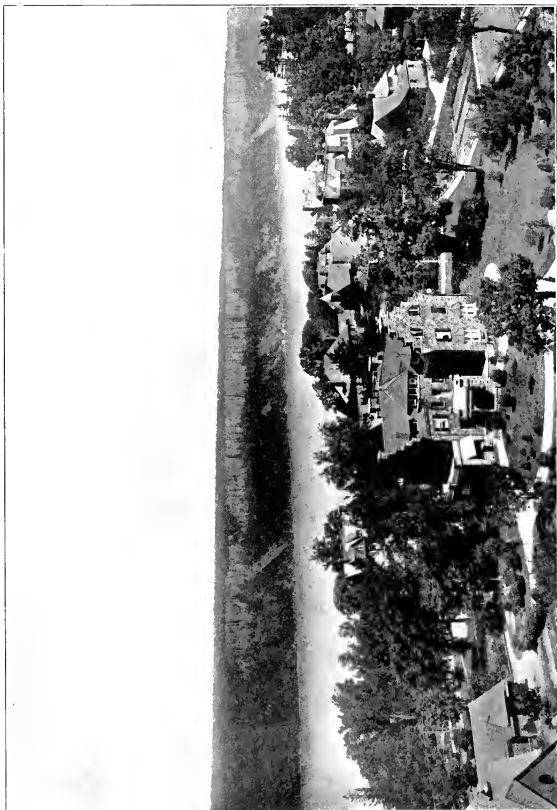
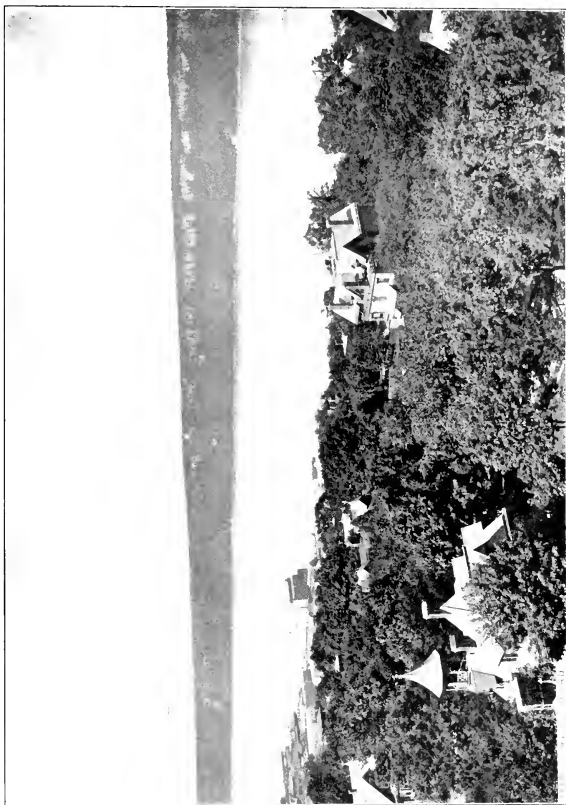


Photo by A. A. Card.

THE PALISADES, FROM THE LAKE AVENUE WATER TOWER.



THE PALISADES, FROM THE LAKE AVENUE WATER TOWER.



Photo by A. V. Codd

ROSE COTTAGE, WARRINGTON AVENUE,
RESIDENCE OF JOHN W. OLIVER.



RESIDENCE OF DR. WILLIAM H. SHERMAN, WARRINGTON AVENUE.



Photo by Blackburn & Soeteman

RESIDENCE OF JAMES M. HUNT, WARBURTON AVENUE.



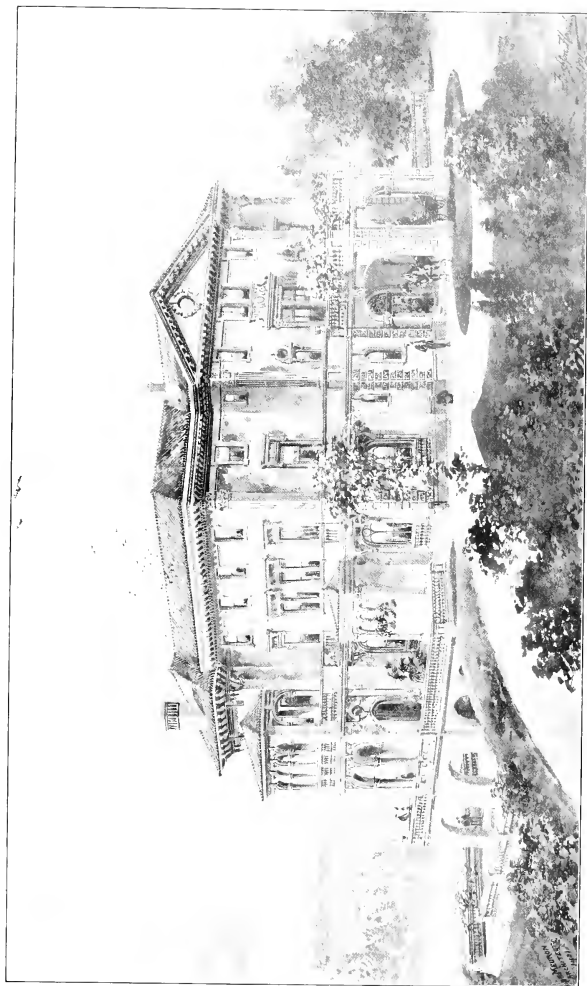
RESIDENCE OF DR. E. M. HERMAN, WARBURTON AVENUE.



RESIDENCE OF CHEEVER N. ELY, WARBURTON AVENUE.

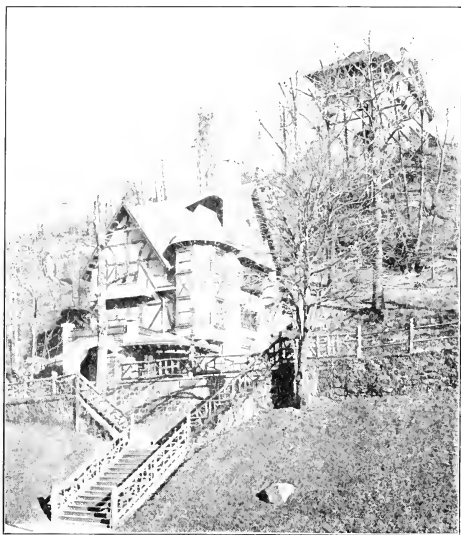


RESIDENCE OF HENRY T. BRAGG, WARBURTON AVENUE.



Plas by F. A. de Meuron.

RESIDENCE OF F. W. R. ESCHMANN, WARRENTON AVENUE.



ELEVATOR BUILDING, PARK HILL.



PARK HILL COUNTRY CLUB.

Park Hill

In Park Hill, at the southern end of Yonkers, has been worked out successfully the scheme of creating near New York a complete community. Park Hill is undoubtedly one of the finest suburbs of New York city to-day, and while much of its great beauty is due to nature there is also much due to the skillful and sympathetic treatment which the landscape has received at the hands of its owners.

More than ten years ago the officers of the American Real Estate Company conceived the thought of creating somewhere in the vicinity of Manhattan Island, on its direct lines of communication, an ideal community, in which every modern improvement would supplement noble natural scenery. For this purpose, after examining the entire environment of New York, they came to Yonkers and by repeated purchases acquired Park Hill; and here for ten years, without deviating once from the original plan and purpose, they have created a Park of homes second to nothing of its kind in America.

The roads have all been laid out by a park engineer, and are on park lines. Sewers, water, gas, and electricity have been introduced everywhere; beautiful homes with artistic environment and landscape effects peep out from the green foliage at every turn.

Three hundred feet above the Hudson, opposite the center of the Palisades, overlooking Van Cortlandt Park on the south and the city of Yonkers on the north, within a few minutes of the heart of our city, with all the advantages of a community of fifty thousand people at its doors, Park Hill may still be called a glorious bit of country, unspoiled by city environment; and from its lofty plateau it commands our southern entrance to the great metropolis. The owners of Park Hill are to be congratulated on the great success of their real estate venture, but Yonkers can at the same time felicitate itself that an ordinary suburban invasion has not destroyed the most beautiful natural spot in its beautiful borders.

That the advantages of Park Hill are being appreciated by our great southern neighbor is evidenced by the constantly increasing growth of the community, the greater activity of its community and club life, and the more permanent character of its improvements. It has often been predicted that South Yonkers would become a new Harlem; when this takes place—and with coming transportation facilities it is not far distant—Park Hill will be a new Washington Heights, except that with the great care taken in its early development it will be even more desirable as a thoroughly restricted neighborhood.

In any event it is bound to receive the first waves of the overflow of New York northward which have now set in and are not likely to subside until they have invaded Yonkers, as they invaded Harlem before it, with an irresistible flood of population.

The Park Hill Country Club, with its charming surroundings, started on its modest career nearly ten years ago; then no one believed it would become the important center it is of a new social life in a section of Yonkers containing far fewer homes than to-day, and compelled to look elsewhere for entertainment and amusement.

The Park Hill Country Club from its inception set the social pace for the great community that has since grown up about it, and in turn has been supported in a way to make its continued growth a continual surprise to its most enthusiastic friends. Its summer outdoor sports have attracted to its grounds expert athletes and tennis players, while its winter program of indoor amusements affords a delightful season of pleasurable intercourse to lovers of bowling, dramatic entertainment, cards, dancing, lectures, and music, bespeaking a vigor and activity among its large membership that cannot be surpassed in the club life of any community about New York.



RESIDENCE OF J. BRECHAUD, ALTA AVENUE, PARK HILL.



OVERCLIFF, PARK HILL, RESIDENCE OF EDWIN K. MARTIN.



RESIDENCE OF GEORGE L. ROSE, ALTA AVENUE, PARK HILL.



RESIDENCE OF FRANCIS A. WINSLOW, ALTA AVENUE, PARK HILL.

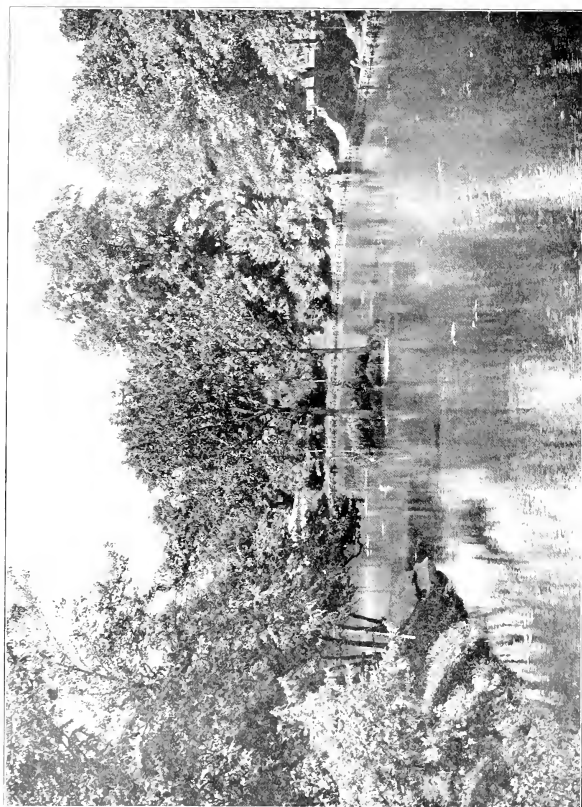
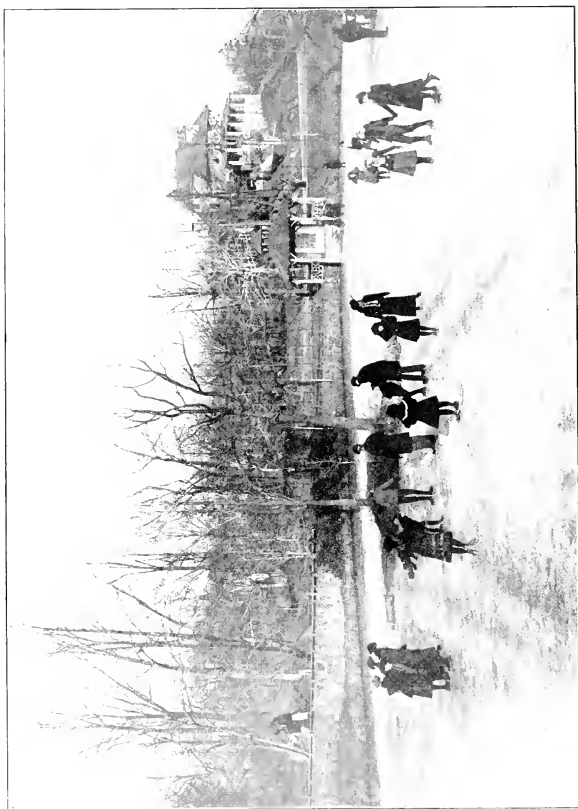


Photo by A. V. Cull

THE LAKE, PARK HILL.



THE LAKE, AT PARK HILL, IN WINTER.

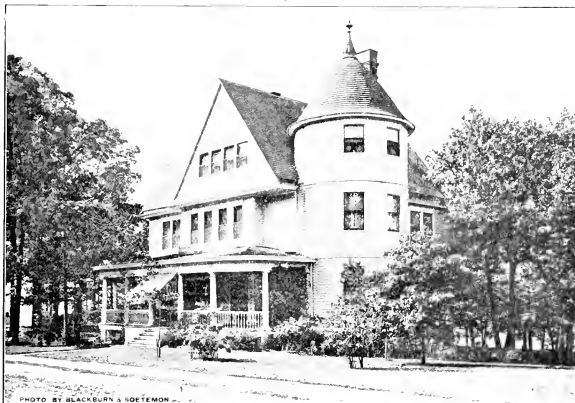
Copyrighted 1901 by Blackburn & Sacketton.



RESIDENCE OF FRANKLIN P. DWYER, ALTA AVENUE, PARK HILL.



RESIDENCE OF ROBERT W. GIFFORD, ALTA AVENUE, PARK HILL.



RESIDENCE OF JOHN J. CORCORAN, ALTA AVENUE, PARK HILL.



LAKE SIDE DRIVE, PARK HILL.



RESIDENCE OF GEORGE J. ORD, PARK HILL AVENUE, PARK HILL.



RESIDENCE OF LOUIS G. FISHER, PARK HILL AVENUE, PARK HILL.



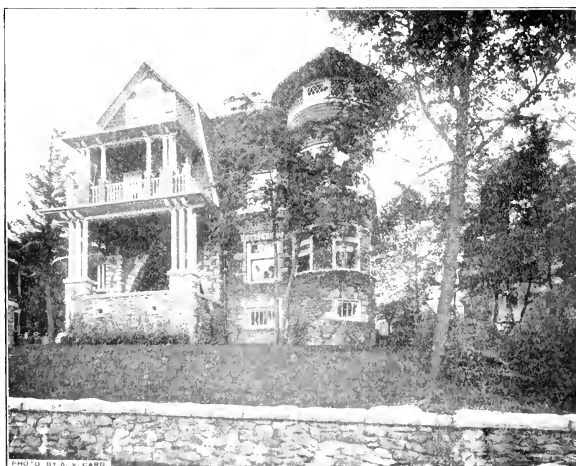
RESIDENCE OF ALFRED E. PAILLARD, PARK HILL AVENUE, PARK HILL.



WELDEMEERE, PARK HILL, RESIDENCE OF EDMUND E. SINCLAIR.



FALCONHURST, PARK HILL.
RESIDENCE OF FRANCIS B. CHEDSEY.



RESIDENCE OF JOHN S. KENNEDY, OVERHILL STREET, PARK HILL.



RESIDENCE OF JOSEPH D. BAKER, PROSPECT DRIVE, PARK HILL.



RESIDENCE OF JOHN VAN DOLEX, PROSPECT DRIVE, PARK HILL.



OFFICE OF THE LUDLOW ESTATE,
No. 2 SUNNYSIDE DRIVE, CORNER OF PIER STREET, NEAR LUDLOW STATION OF NEW YORK
CENTRAL & HUDSON RIVER RAILROAD.



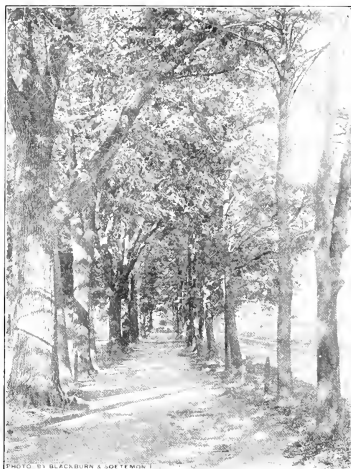
HUDSON RIVER AND PALISADES.
(View taken looking west from Sunnyside Drive, Ludlow Park.)



LUDLOW HOUSE (KNOWN AS "COTTAGE LAWN"), EAST FRONT (1837).



LUDLOW HOUSE (KNOWN AS "COTTAGE LAWN"), SOUTH FRONT (1837).



BEECHWOOD TERRACE, LUBLOW PARK.

The double row of trees was planted in 1837, to form a walk from the "Cottage Lawn" house to the garden. It is now in the middle of a street eighty feet wide.



JUNCTION OF BEECHWOOD TERRACE AND OF SUNNYSIDE DRIVE, LUBLOW PARK.
(View taken looking west, toward the Hudson River.)



THE KOPPEL, SUNNYSIDE DRIVE, LUDLOW PARK,
RESIDENCE OF EUGENE A. VERBECK.



RESIDENCE OF KELLAR THE MAGICIAN,
SUNNYSIDE DRIVE, LUDLOW PARK.



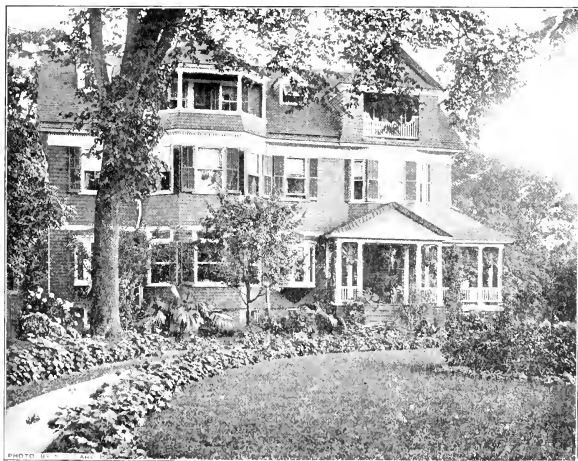
RESIDENCE OF EDWARD SIEDLE,
FAIRFIELD ROAD, LUDLOW PARK.



RESIDENCE OF CHARLES G. TRIMMEL,
SUNNYSIDE DRIVE, LUDLOW PARK.



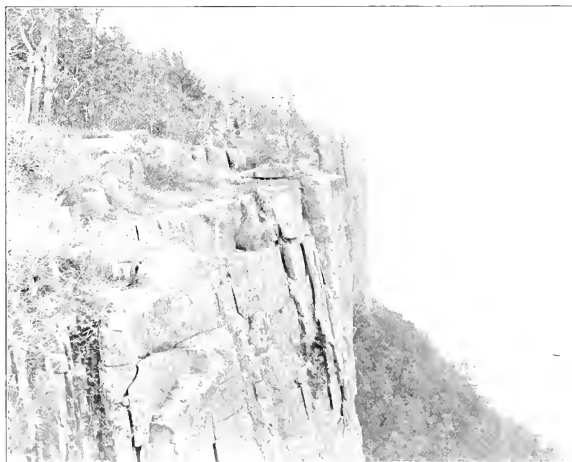
RESIDENCE OF JEFFERSON DE ANGELIS,
SUNNYSIDE DRIVE, LUDLOW PARK.



RESIDENCE OF JULIAN EDWARDS,
SUNNYSIDE DRIVE, LUDLOW PARK.



RESIDENCE OF ALANSON J. PRIME, FAIRFIELD ROAD, LUDLOW PARK.



CLIFF BY HENRY T. BLOGG

THE PATISABUS, OPPOSITE LUDLOW PARK.

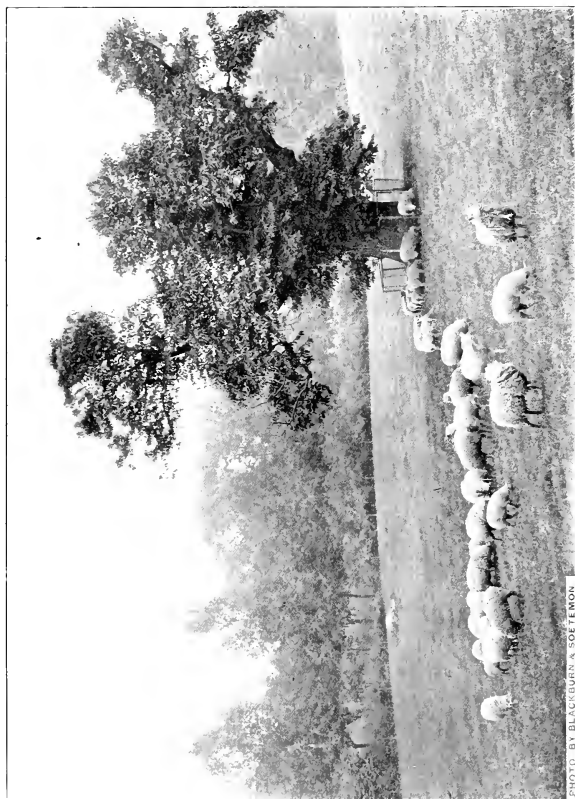
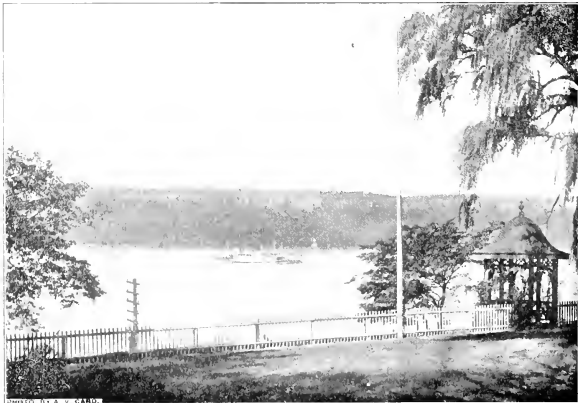


PHOTO BY BLACKBURN & SOETEMAN

MEADOW LAND AT THE LEAKE AND WATTS ORPHAN HOUSE.



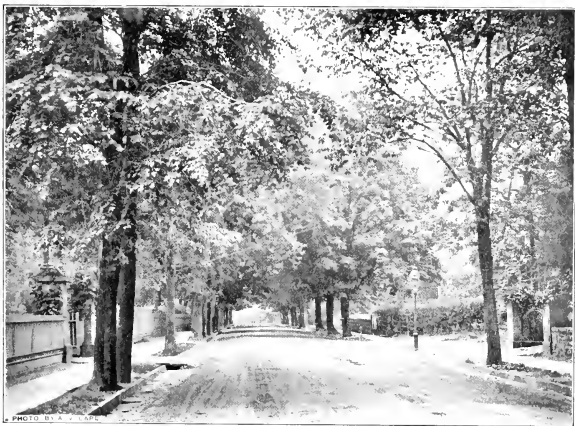
LISMORE, HAWTHORNE AVENUE,
RESIDENCE OF MRS. FRANCIS O'NEILL.



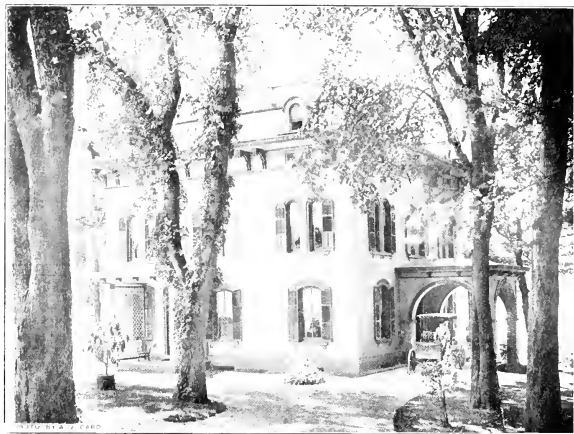
VIEW FROM THE RESIDENCE OF MRS. FRANCIS O'NEILL.



HOLLY LODGE, HAWTHORNE AVENUE,
RESIDENCE OF PETER F. O'NEILL.



HAWTHORNE AVENUE.



RESIDENCE OF MRS. FRANCES L. FORD, HAWTHORNE AVENUE.



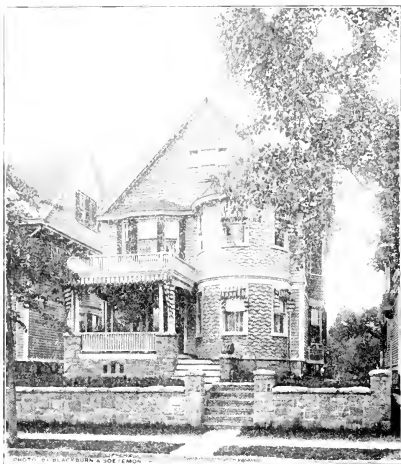
GROUNDS OF MRS. FRANCES L. FORD.



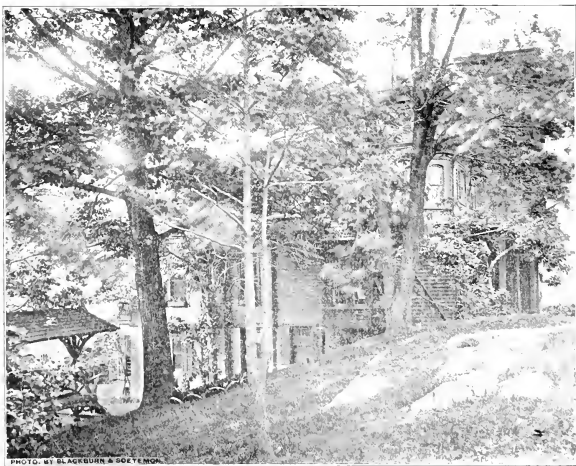
RESIDENCE OF DR. WILLIAM SHELDON COONS, HAWTHORNE AVENUE.



RESIDENCE OF MRS. JOHN CLARK, HAWTHORNE AVENUE.



RESIDENCE OF CHARLES P. MARSDEN, HAWTHORNE AVENUE.



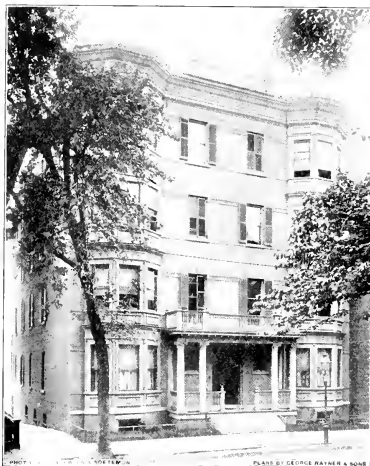
RESIDENCE OF RALPH E. PRIME, HAWTHORNE AVENUE.



RESIDENCE OF MRS. STELLA ANDRUS EAGAN, HAWTHORNE AVENUE.



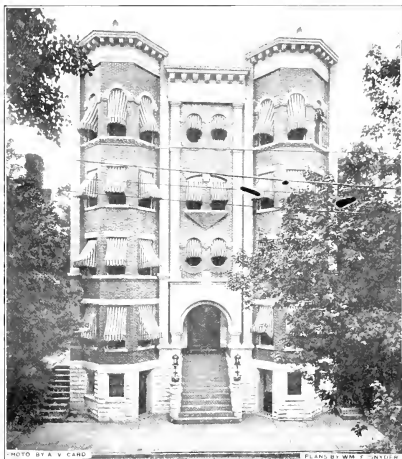
RESIDENCE OF HON. STEPHEN H. THAYER, HAWTHORNE AVENUE.



APARTMENT HOUSE, BUENA VISTA AVENUE.
HENRY J. BLATZHEIM, OWNER.



RESIDENCE OF P. J. FLANNERY, BUENA VISTA AVENUE.



APARTMENT HOUSE, BUENA VISTA AVENUE.
GEORGE T. KELLY, BUILDER AND OWNER.



RESIDENCE OF CHARLES R. OFIS, BUENA VISTA AVENUE.



RESIDENCE OF MAYOR M. J. WALSH, SOUTH BROADWAY.



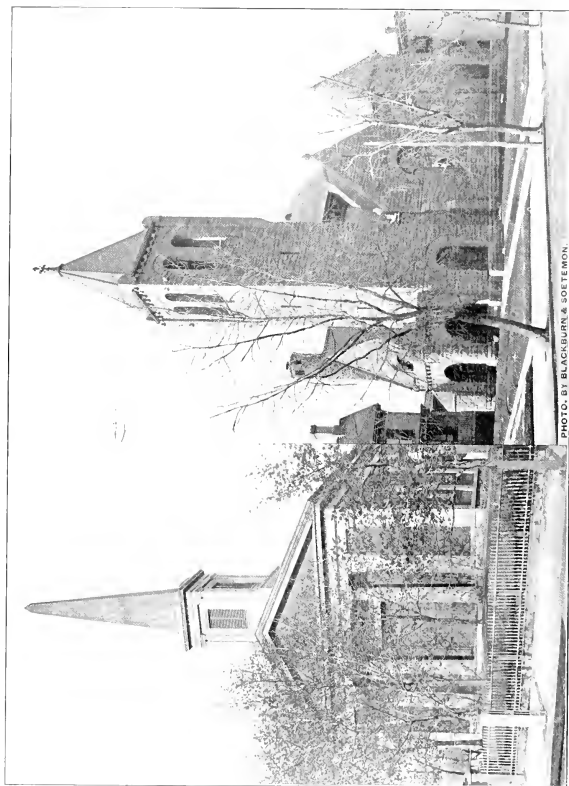
RESIDENCE OF JOHN T. WARING, SOUTH BROADWAY.



APARTMENT HOUSE, SOUTH BROADWAY, GEORGE AULENBACHER, OWNER.



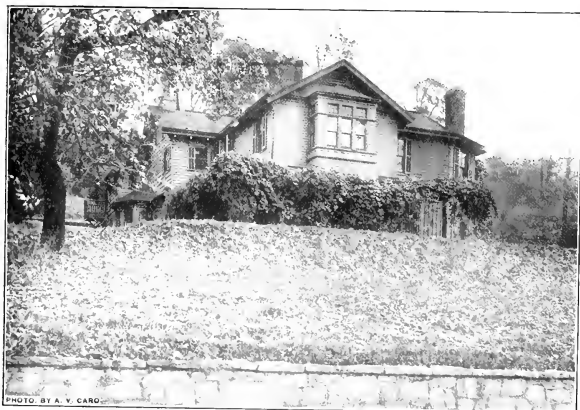
RESIDENCE OF EX-MAYOR JAMES H. WELLER, SOUTH BROADWAY.



FIRST REFORMED CHURCH, SOUTH BROADWAY (THE OLD AND THE NEW).
 REV. F. W. CUTLER, D.D., PASTOR; REV. DAVID COLE, D.D., PASTOR EMERITUS.



RESIDENCE OF GEORGE H. SOWDON, WARBURTON AVENUE.



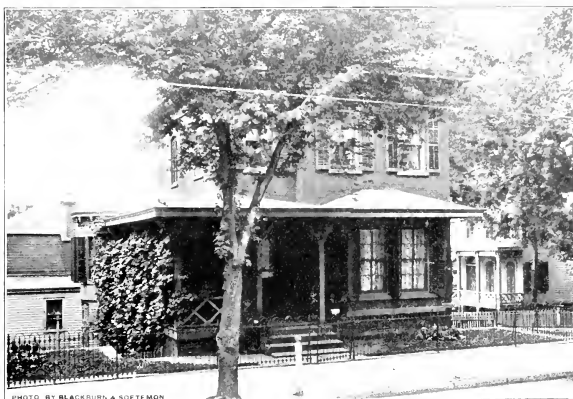
RESIDENCE OF FREDERICK SHONARD, WARBURTON AVENUE.



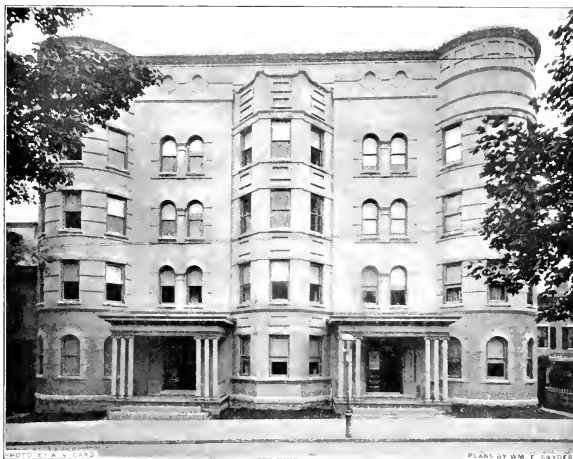
RESIDENCE OF WILLIAM SHRIVE, WARBURTON AVENUE.



RESIDENCE OF HON. J. IRVING BURNS, WARBURTON AVENUE.



RESIDENCE OF DR. NATHAN A. WARREN, WARRINGTON AVENUE.



APARTMENT HOUSES, WARRINGTON AVENUE,
DR. NATHAN A. WARREN, OWNER.



RESIDENCE OF SINCLAIR TOUSEY, WARBURTON AVENUE.



RESIDENCE OF EDWARD A. BARTMESS, PINE STREET.



RESIDENCE OF GEORGE RAYNER, WARBURTON AVENUE.



RESIDENCE OF JOHN J. DEVITT, LAMARTINE AVENUE.



HALCYON PLACE, FROM WARBURTON AVENUE.
DEVELOPED BY H. WOODHOUSE.



THE G. A. A. CO.

RESIDENCE OF HON. WILLIAM C. KELLLOGG, HALCYON PLACE



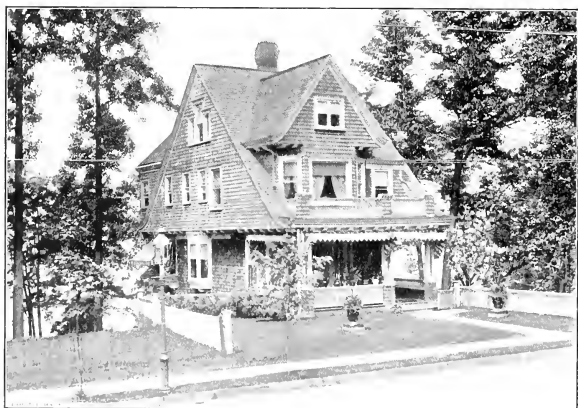
RESIDENCE OF ALEXANDER SAUNDERS, WARBURTON AVENUE.



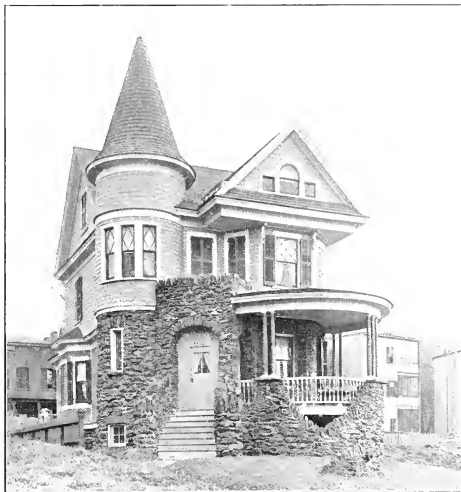
RESIDENCE OF DR. CHARLES R. BUREW.
CORNER OF WARBURTON AVENUE AND HALCYON PLACE.



RESIDENCE OF DR. H. BEATTIE BROWN, WARBURTON AVENUE.



RESIDENCE OF H. WOODHOUSE, WARBURTON AVENUE.



FAR VIEW, GLENWOOD TERRACE, RESIDENCE OF ALBERT K. SHIPMAN.



Plans by A. J. Van Suetendael.

RESIDENCE OF ARTHUR J. VAN SUETENDAEL, WARBURTON AVENUE.



Photo by Blackburn & Soetemon

STATION AT HARRIMAN, NEW YORK CENTRAL AND HUDSON RIVER RAILROAD.



Photo by Blackburn & Soetemon

RESIDENCE OF JOHN S. HAWLEY, WARBURTON AVENUE.

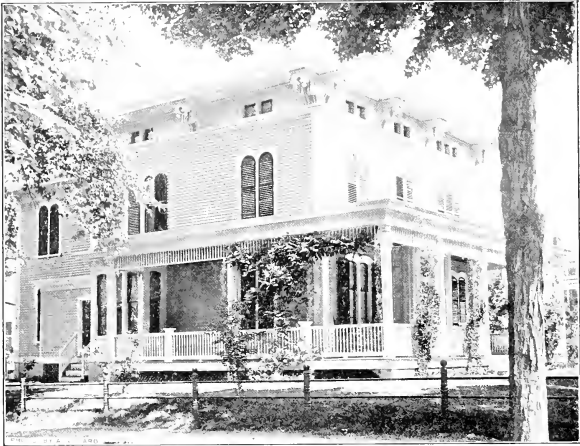


Photo by Blackburn & Suetomson

These illustrations will give an idea of the class of residences erected by Messrs. Harriman & Hawley, at the junction of Warburton and Odell Avenues, at Harriman, in the northern section of Yonkers. The property is directly opposite the Palisades; commands a twenty-mile view both north and south on the Hudson River; and is accessible by trolley on Warburton Avenue, or by the New York Central and Hudson River Railroad to Harriman Station, which has just been completed and is within two minutes' walk of the property.



Photo by Blackburn & Suetomson

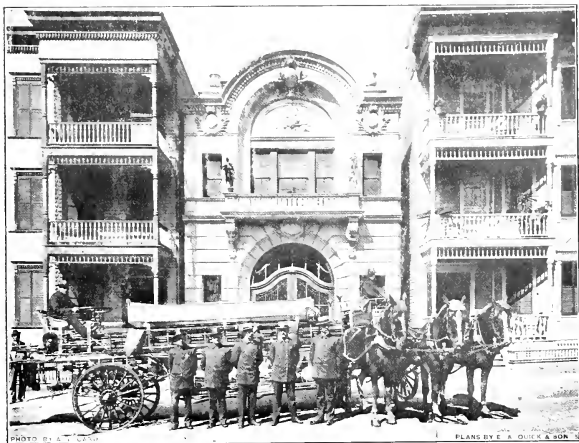


RESIDENCE, CORNER OF PARK AND GLENWOOD AVENUES.

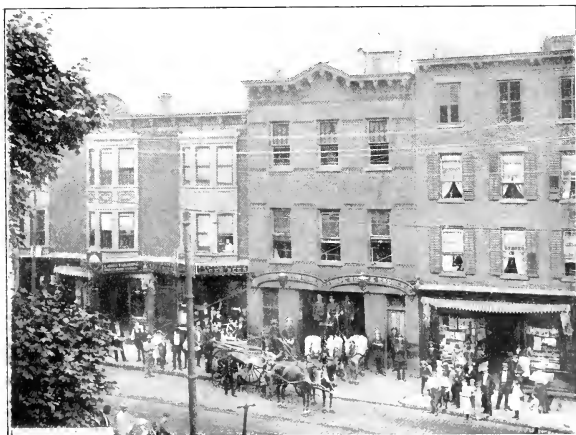


Plans by E. A. Quick & Son

VINEYARD AVENUE FIRE HOUSE.



OAK STREET FIRE HOUSE.



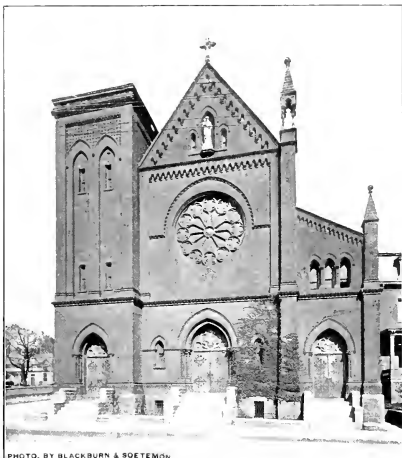
PALISADE AVENUE FIRE HOUSE.



RESIDENCE OF DR. VALENTINE BROWNE, ASHBURTON AVENUE.



THE WASHBURN RESIDENCE, LOCUST HILL AVENUE.



ST. JOSEPH'S R. C. CHURCH, ASHBURTON AVENUE.
REV. A. A. LINGS, PASTOR.



Plans by G. Howard Chamberlin.

RESIDENCE OF CHARLES R. CUTLER, LINCOLN TERRACE.



RESIDENCE OF RUDOLF EICKEMEYER, JR., LINDEN STREET.



RANCH ROOM IN THE RESIDENCE OF RUDOLF EICKEMEYER, JR.



RESIDENCE OF HENRY R. HICKS, TUCKAHOE ROAD.



RESIDENCE OF DR. CARL H. KROEBER, SOUTH BROADWAY.



DAYSPRING PRESBYTERIAN CHURCH, CORNER OF ELM AND WALNUT STREETS.
REV. CHARLES ELMER ALLISON, D.D., PASTOR.



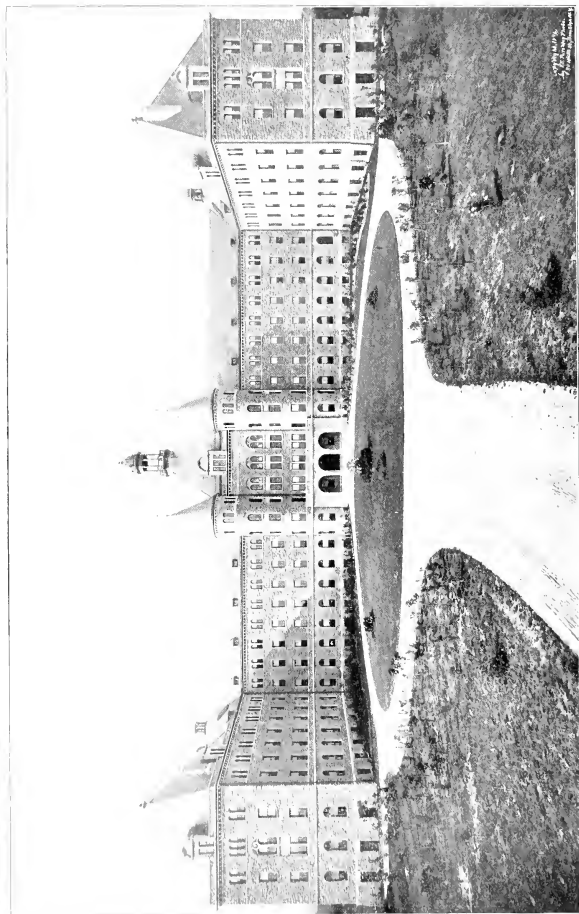
RESIDENCE OF DR. DAVID JOHN, NEPPERHAN AVENUE.



ALPINE APARTMENTS, NEPPERHAN AVENUE.
OTTO OLSEN, OWNER.



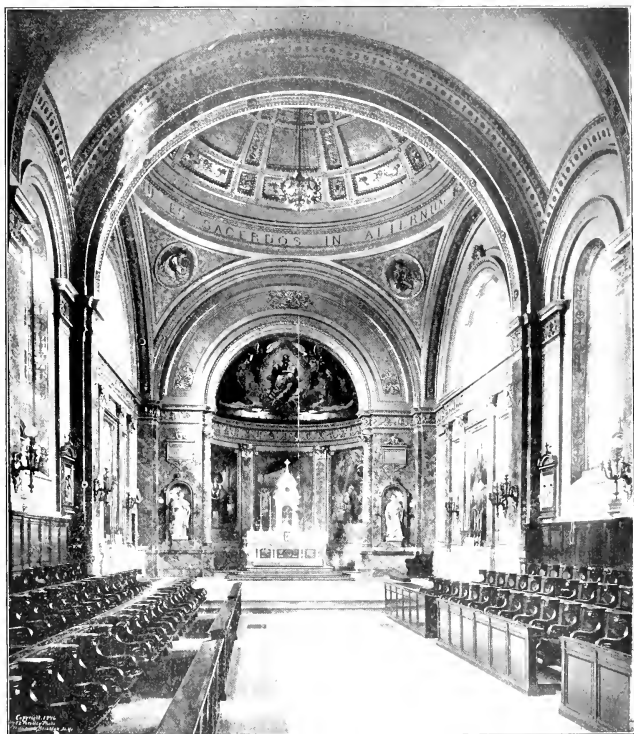
ANNEX TO PUBLIC SCHOOL NO. 7, YONKERS AVENUE.



Architect, William Schickel, New York.
Supervising Architect, F. A. de Meuron.

ST. JOSEPH'S SEMINARY, DUNWOODE HEIGHTS.

Copyrighted 1886 by F. E. Fairbairn, Brooklyn, N. Y.



Copyrighted 1895 by F. E. Parshley, Brooklyn, N. Y.

INTERIOR OF THE CHAPEL, ST. JOSEPH'S SEMINARY, DUNWOODIE HEIGHTS.



RESIDENCE OF THOMAS R. ALMOND, DUNWOODIE HEIGHTS.



GARDEN OF THOMAS R. ALMOND, DUNWOODIE HEIGHTS.



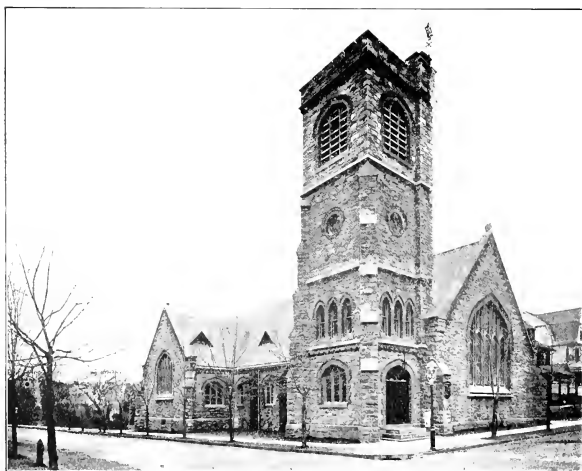
HURST VILLA, DUNWOODIE HEIGHTS,
RESIDENCE OF GEORGE RAYNER, JR.



ST. MARK, DUNWOODIE HEIGHTS,
RESIDENCE OF NORMAN SEYMOUR.



RESIDENCE OF CHARLES A. MORRISON, DUNWOODIE HEIGHTS.



Plans by George Stirratt, New York

Photo by Blackburn & Soetemon.

ST. ANDREW'S EPISCOPAL CHURCH, LIVINGSTONE AVENUE.
REV. JAMES E. FREEMAN, RECTOR.



RESIDENCE OF THEODORE R. HEINRICH, YONKERS AVENUE.



RESIDENCE OF E. J. MAURER, LIVINGSTONE AVENUE.



OFFICE OF THE VALLEY FARMS COMPANY.

(This building is near the Dunwoodie Station, on the New York & Putnam Railroad, about 750 feet south of Yonkers Avenue.)



SOUTH TRANSVERSE ROAD, ON THE "VALLEY FARMS" PROPERTY.

(East of New York & Putnam Railroad; view taken looking east.)



RUMSEY ROAD, ON THE "VALLEY FARMS" PROPERTY.
(West of New York & Putnam Railroad; view taken looking south.)



JUNCTION OF VALLEY ROAD WITH NORTH TRANSVERSE ROAD, ON THE "VALLEY FARMS"
PROPERTY.
(East of New York & Putnam Railroad; view taken looking south from Valley Road.)



RESIDENCE OF WILLIAM GAUL, SOUTH BROADWAY.



RESIDENCE OF WILLIAM CREEF, SOUTH BROADWAY.



RESIDENCE OF M. J. DEANE, SOUTH BROADWAY.



VALENTINE'S LANE, FROM SOUTH BROADWAY.



RESIDENCE OF JOHN T. DUFF, VALENTINE'S LANE.

(The aged Chestnut Tree seen in the foreground is reputed to be the largest tree in Westchester County; it measures twenty-nine feet in circumference one foot above the ground, and is between seven hundred and eight hundred years old.)



RESIDENCE OF MRS. FRANCES TUTTLE, VALENTINE'S LANE.



RESIDENCE OF CHARLES F. COY, VALENTINE'S LANE.



RESIDENCE OF CHARLES B. EATON, VALENTINE'S LANE.



ST. ANDREW'S PLACE, LOOKING TOWARD SOUTH BROADWAY.



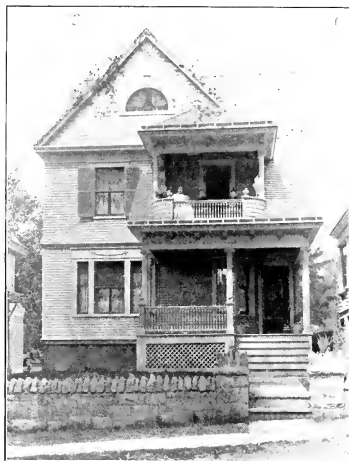
RESIDENCE OF ARTHUR E. BURROUGHS, VALENTINE'S LANE.



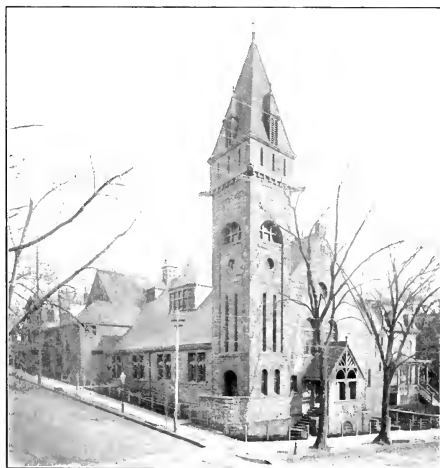
RESIDENCE OF EX-MAYOR LESLIE SUTHERLAND, ST. ANDREW'S PLACE.



RESIDENCE, 7 HIGHLAND PLACE.



RESIDENCE OF WALTER THOMAS, GLENWOOD AVENUE.



FIRST METHODIST CHURCH, NORTH BROADWAY,
REV. J. E. PRICE, D.D., PASTOR.

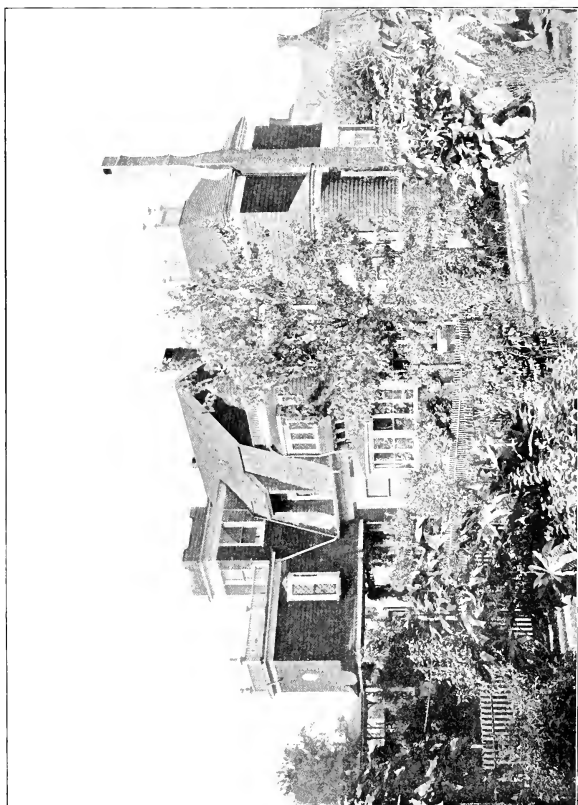


Photo by Blackburn & Seftonon.

VILLA FAVORITA, VAN CORTLANDT PARK AVENUE, LOWERRE,
RESIDENCE OF H. O. WATSON.



Plans by C. C. Chipman, New York

PUBLIC SCHOOL NO. 13, LOWERRE.



LANDSCAPE AVENUE, LOWERRE.



Plans by E. A. Quick & Son

LOWERRE FIRE HOUSE.



RESIDENCE OF FREDERICK S. COOK, LANDSCAPE AVENUE, LOWERRE.



RESIDENCE OF SPENCER K. SUTHERLAND,
VAN CORTLANDT PARK AVENUE, LOWERRE.



RESIDENCE OF DR. LOUIS V. WALDRON,
VAN CORTLANDT PARK AVENUE, LOWERRE.



RESIDENCE OF BURRELL A. CUSHMAN, CARYL AVENUE, CARYL.



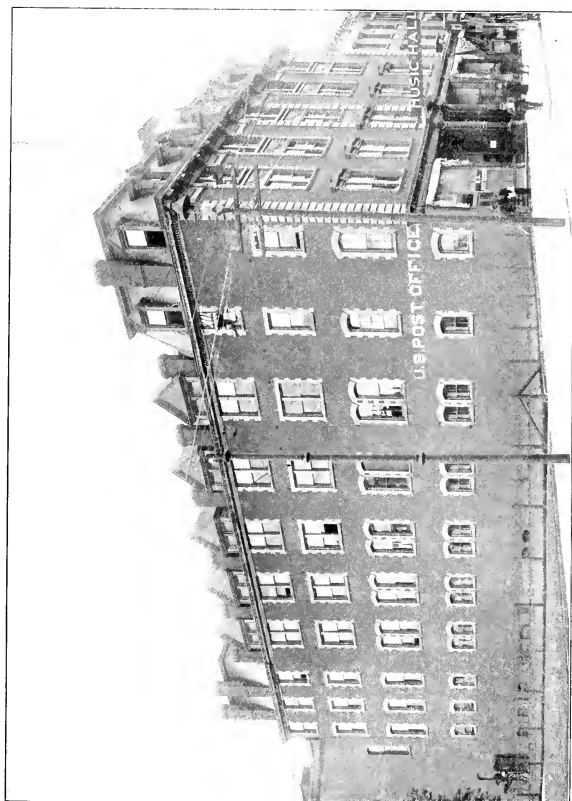
RESIDENCE OF WALTER E. HARDING, CORNER OF CARYL AND EUCLID AVENUES, CARYL.



RESIDENCE OF HENRY C. CHICK, EUCLID AVENUE, CARYL.

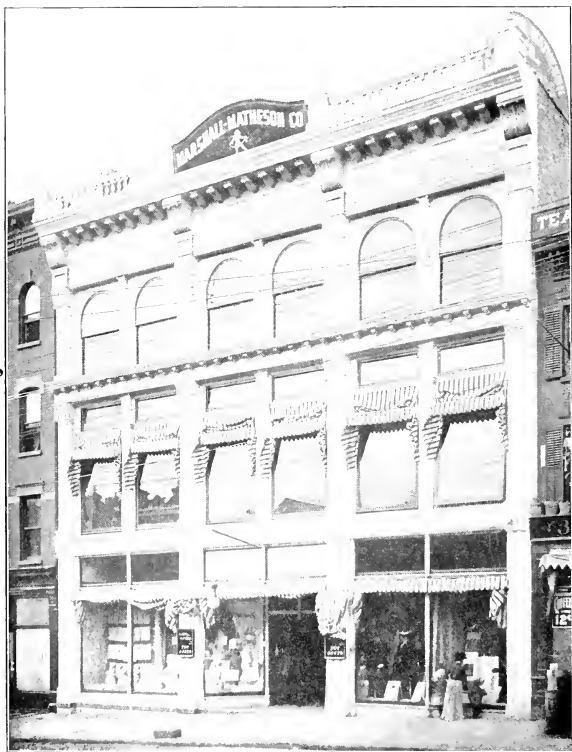


RESIDENCE OF EUGENE A. FAIRBANKS, EUCLID AVENUE, CARYL.



Plans by E. A. Quick & Son

WARRINGTON BUILDING AND MUSIC HALL, WARRINGTON AVENUE.



Plans by E. A. Quick & Son

MARSHALL-MATHESON Co., "YONKERS' GREATEST STORE."



Plans by E. A. Quick & Son.

OFFICE AND EXCHANGE BUILDING, NEW YORK TELEPHONE COMPANY,
5-7 RIVERDALE AVENUE.

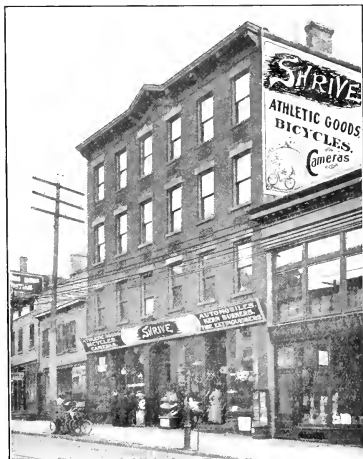


Plans by E. A. Quick & Son

NORTH BROADWAY STORES.

WILLIAM WELSH,
CARPETS AND FURNITURE.

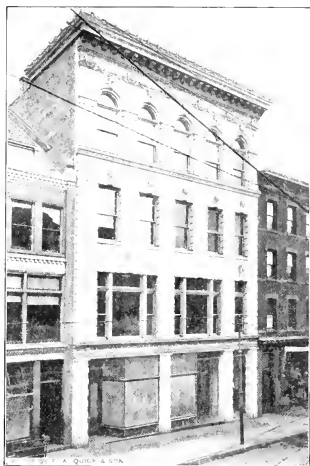
JAMES H. WELLS & SONS,
DRY GOODS AND NOTIONS.



SHRIVE'S BICYCLE AND SPORTING GOODS STORES, 18-20 MAIN STREET.



INTERIOR OF CHARLES F. MAY'S JEWELRY STORE, 17 NORTH BROADWAY.



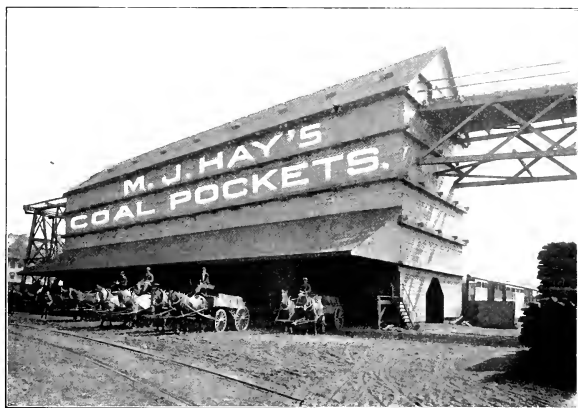
SANDERS BUILDING, 6-8 WARBURTON AVENUE.



YONKERS STORAGE WAREHOUSES AND AUCTION ROOMS, 11-17 ANN STREET,
EDWARD UNDERHILL, PROPRIETOR.



McCann Building, 25 North Broadway.



M. J. HAY'S COAL POCKET No. 2, FOOT OF ASHBURTON AVENUE.



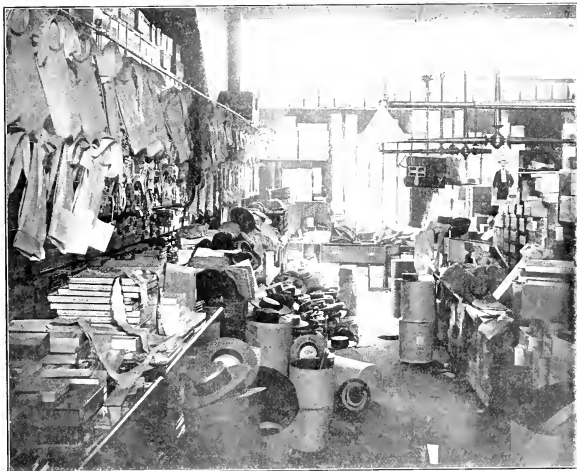
ASH'S STATIONERY AND BOOK STORE,
46 WARBURTON AVENUE.



WARBURTON AVENUE STORES.



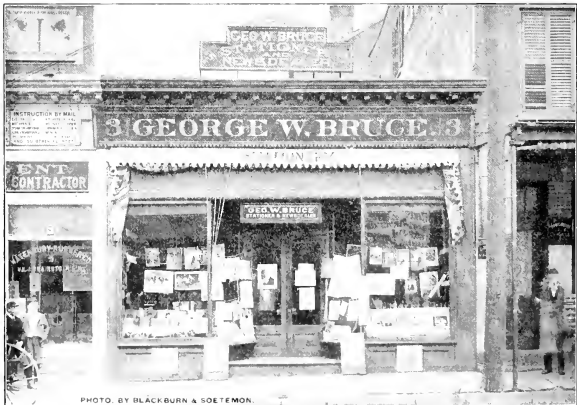
GRANT BUILDING, 20 WARRINGTON AVENUE.
JOHN T. COURTESY, OWNER.



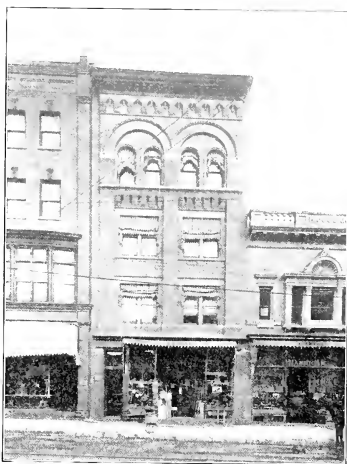
MAHONEY & FLOOD, HATTERS AND FURNISHERS,
28 NORTH BROADWAY.



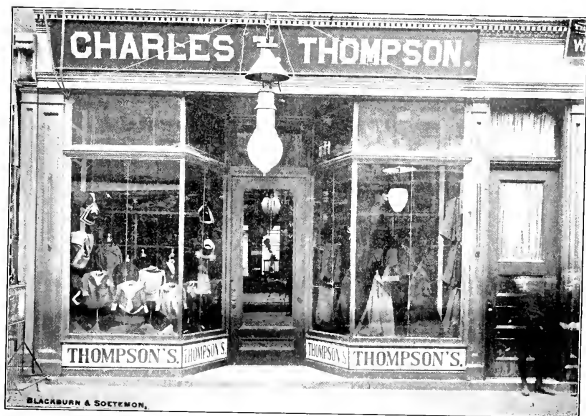
M. DEA'S FURNITURE AND CARPET STORE,
34 MAIN STREET.



GEORGE W. BRUCE'S STATIONERY AND NEWS STORE,
DOCK STREET.



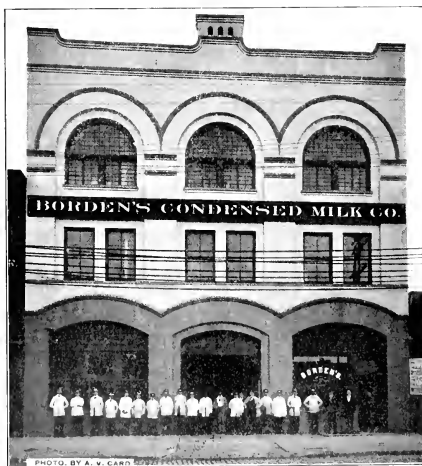
Plans by F. A. Quirk & Son
 E. R. HUNT'S HARDWARE STORE,
 14 WARBURTON AVENUE.



THOMPSON'S CLOTHING STORE, 25 NORTH BROADWAY.



SHOE STORE AND APARTMENT HOUSE, No. 37 MAIN STREET.
MRS. A. KOIT, OWNER.



YONKERS BRANCH, BORDEN'S CONDENSED MILK CO.
74-76 MAIN STREET.



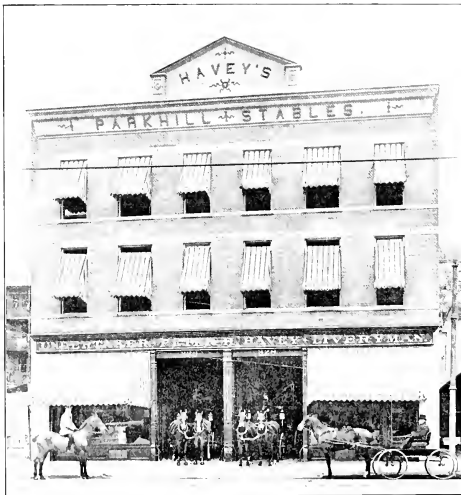
FRED. W. WERNER'S DRUG STORE,
CORNER OF RIVERDALE AVENUE AND PIER STREET.



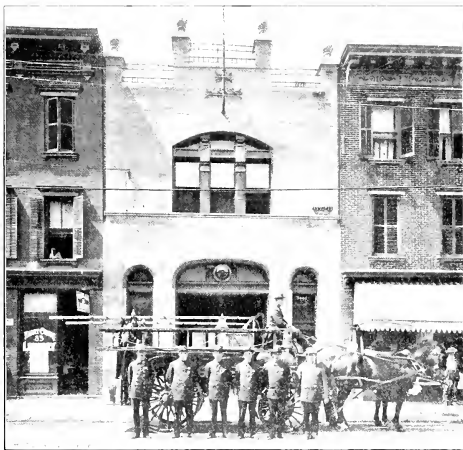
W. H. THOMPSON'S NEWS AND STATIONERY STORE,
2 PALISADE AVENUE.



CITY STEAM LAUNDRY, 34 DOCK STREET,
PEENE & DAVIDSON, PROPRIETORS.



Plans by George Rayner & Sons.
HAVEY'S LIVERY AND BOARDING STABLES,
JUNCTION OF SOUTH BROADWAY AND NEW MAIN STREET.



RIVERDALE AVENUE FIRE HOUSE.



PHOTO. BY BLACKBURN & SOETEMAN.

OFFICE OF THE WESTCHESTER LIGHTING CO., 67 NORTH BROADWAY.

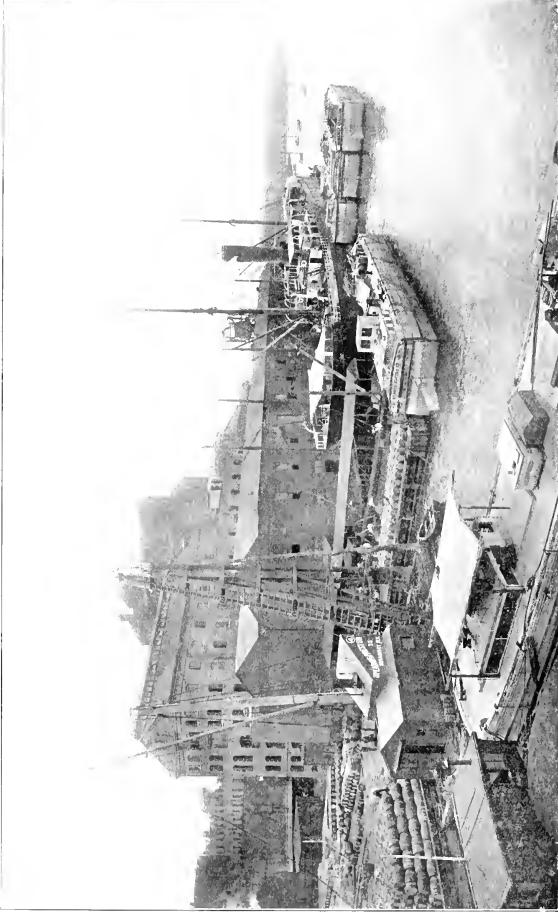
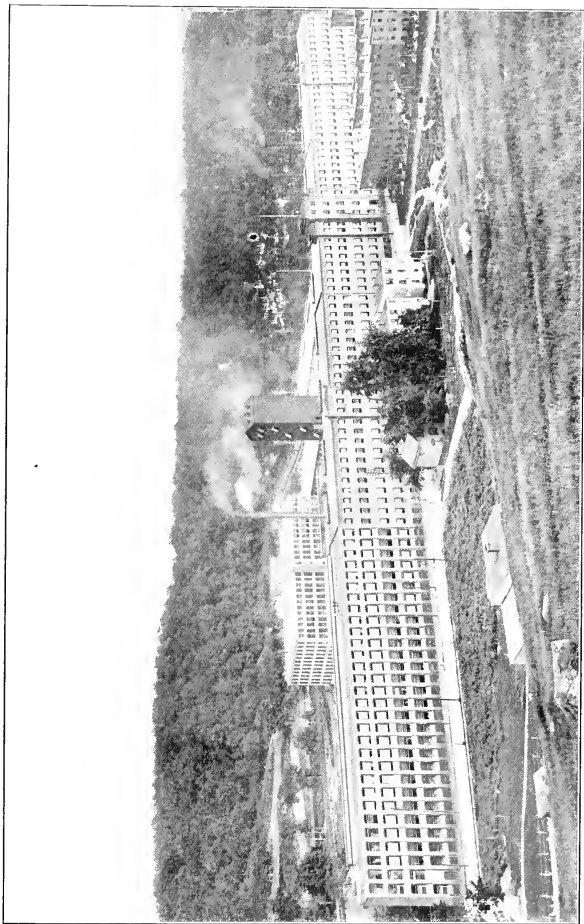


Photo by A. V. Catel.

NATIONAL SUGAR REFINERY.



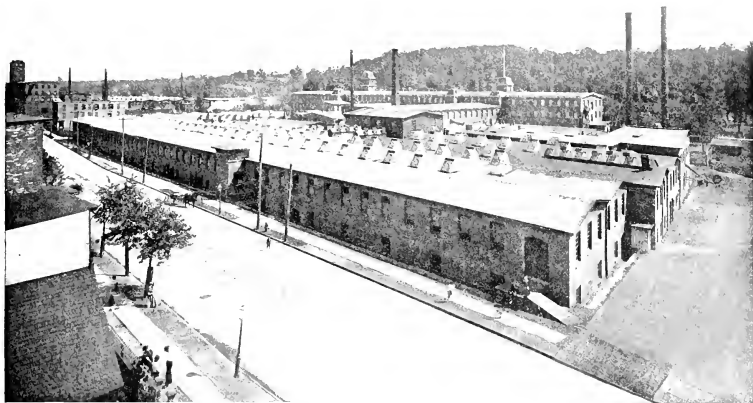
MOQUETTE MILLS (WEST SIDE),
ALEXANDER SMITH & SONS' CARPET CO.



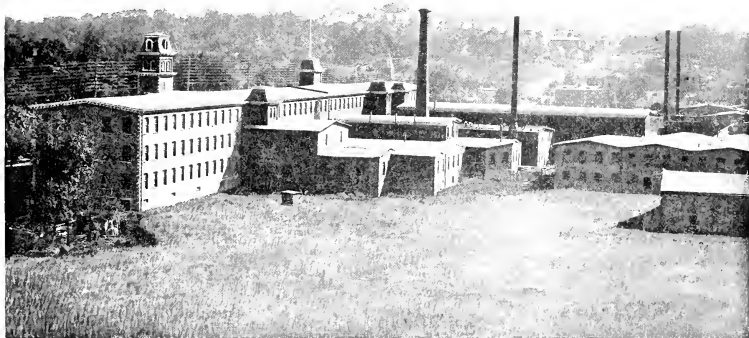
MOQUETTE MILLS (EAST SIDE), ALEXANDER SMITH & SONS' CARPET CO.



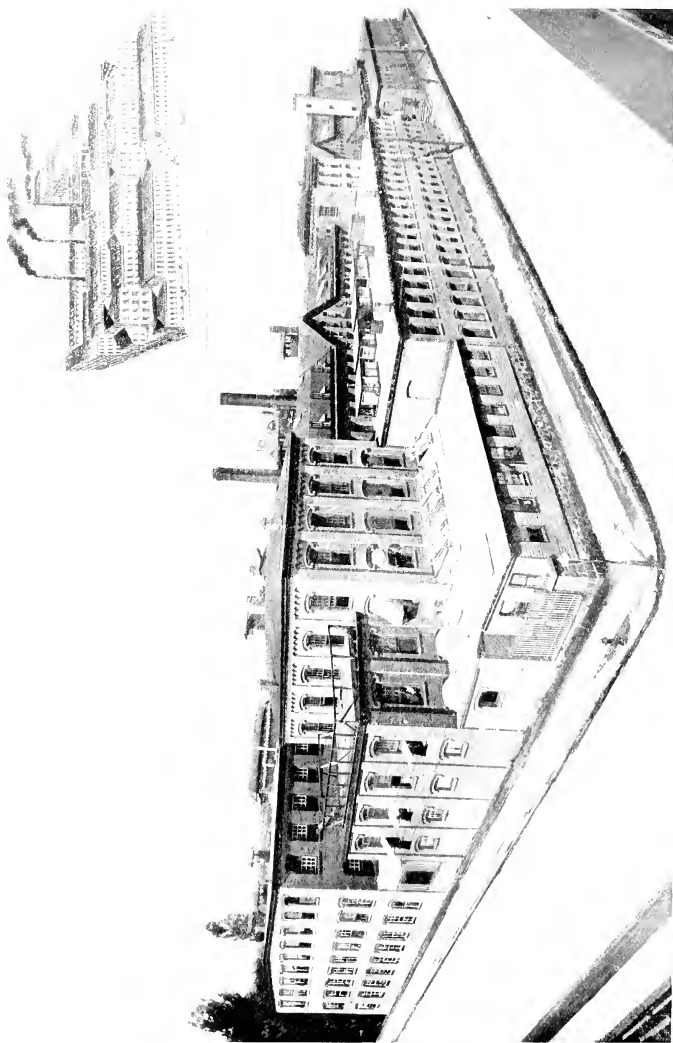
TAPESTRY WEAVING MILL, ALEXANDER SMITH & SONS' CARPET CO.



PRINT MILLS, ALEXANDER SMITH & SONS' CARPET CO.



WORSTED MILLS, ALEXANDER SMITH & SONS' CARPET CO.



THE WARING HAT MANUFACTURING CO.

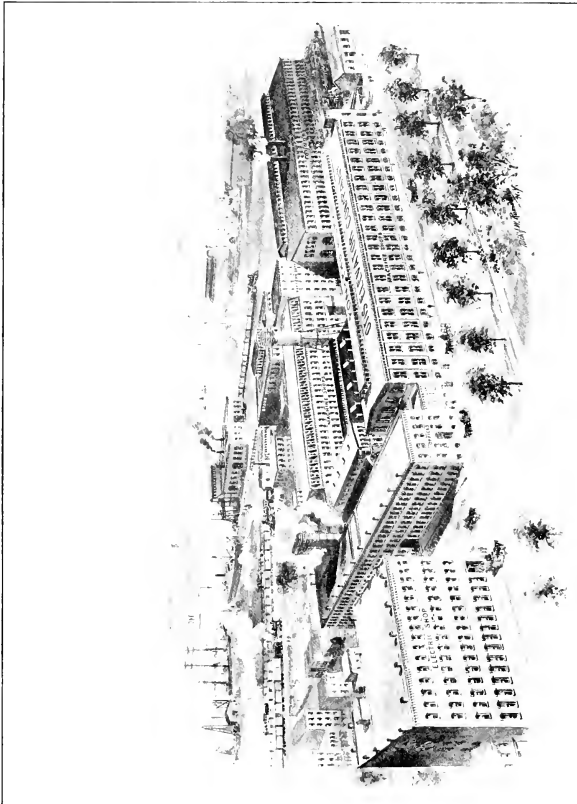
The Waring Hat Manufacturing Co.

The founder of this large concern is Mr. John T. Waring, who first began manufacturing hats in Yonkers in 1840, and by whose perseverance and energy many of the most important improvements in this industry have been developed. The company is probably, as to the number of hats manufactured, the largest hat factory in the world, producing in the main plant, on Vark Street, about fifteen thousand felt hats daily. The factory covers a plot of ground embraced in two entire city blocks, and their pay roll averages about \$17,000 a week.

In branch factories ribbons are woven, sheepskins tanned, colored, and finished for the hat leathers. At the Elm Street branch about forty thousand English and French rabbit skins are cut up daily, from which the hat felts are made.



MANUFACTURING INDUSTRIES ON THE WATER FRONT.



OTIS ELEVATOR CO.

Otis Elevator Co.

The most important industry in this country to-day is that of transportation, and great is the public interest in the methods of going from place to place. Whenever the schedule time between two cities is cut down, or whenever any device to make railroad travel safer is introduced, considerable publicity is given to the fact.

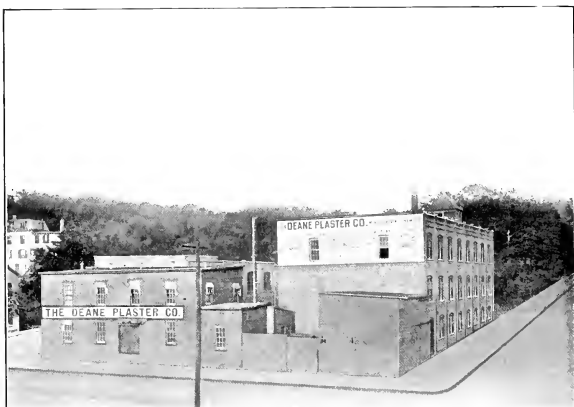
Transportation up and down, quite as important as transportation to and fro, has not received the attention from the public which its importance deserves. Probably this attitude is due to the fact that improvements in the means of going up and down—that is, improvements in elevators—always keep abreast of the demands for such service, and the public takes it as a matter of course that elevators have been perfected, without giving proper credit to those who have perfected them. But to those who have considered the matter it is evident that to certain citizens of Yonkers great honor is due for the contribution they have made to modern progress.

It is due to Mr. Elisha G. Otis and his successors that the available floor space in our cities has been increased fivefold, for had it not been for the perfection of the modern high-speed elevator "sky-scrapers" would be unknown and buildings would be limited to four, or at most five, stories in height.

Seldom has the evolution of an important piece of apparatus been confined so closely to one group of men as has been the case with the elevator. While many men in all parts of the country have contributed their share in the improvement of horizontal transportation, the perfection of vertical transportation is due to a group of engineers of whom Yonkers may well be proud. Nor should credit be denied to the skillful mechanics of this city who have so well carried out the ideas of the engineers.

The first passenger elevator worthy of the name was invented by Mr. E. G. Otis in the early fifties. In 1853, at the World's Fair in the Crystal Palace in New York city, he exhibited a small elevator embodying the improvements made by him up to that time, the most important of which was one for preventing the fall of the car in case of the breaking of the lifting rope. In 1854 he started a small establishment at Yonkers for the manufacture of elevators.

Since that date the business has continually expanded, and the business founded in a humble way by E. G. Otis has become the world-famous Otis Elevator Company, with the magnitude of which every citizen of Yonkers is more or less familiar. In addition to the great local establishment, branch factories have been built in several of the large cities of the country. To meet the foreign demand for Otis elevators, factories have been established in various industrial centers in Europe. In Mexico, in South America, and in far-off Australia branches of the great Yonkers concern may be found. In short, throughout the civilized world the name "Otis" is synonymous with high-class elevator engineering.

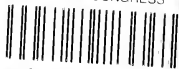


THE DEANE PLASTER CO., FOOT OF LUDLOW STREET.



STANDARD OIL CO. OF NEW YORK, YONKERS BRANCH,
FOOT OF ASHBURTON AVENUE.

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